

## CONSUMER GUIDE TO AGENCY RELATIONSHIPS

We are pleased you have selected United Country Real Estate and Auction Services to help you with your real estate needs. Whether you are selling, buying or leasing real estate, we can provide you with expertise and assistance. It is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services that United Country Real Estate and Auction Services can offer and our options for working with you.

### Permissible Agency Relationships in Ohio:

#### Representing Sellers

Most sellers of real estate choose to list their property for sale or lease with a real estate brokerage. When sellers do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, United Country and Real Estate Services and the listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care and account for any money they handle in the transaction.

#### Representing Buvers

When purchasing or leasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as a buyer's agency. United Country Real Estate and Auction Services, and the buyer's agent that represents a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and account for any money they handle in the transaction.

#### **Dual Agency**

Occasionally the same agent who represents the seller also represents the buyer. This is referred to as dual agency. When United Country Real Estate and Auction Services and its agents become "dual agents," they must maintain a neutral position in the transaction. United Country Real Estate and Auction Services and the agent may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

In the event that you refuse to consent to the dual agency or seek to terminate the agency relationship as a result of the proposed dual agency management may determine which agency relationship to terminate. You may request that a separate agent United Country Real Estate and Auction Services be appointed to represent your interests or you may terminate your agency relationship and seek representation from another brokerage, however, you may be obligated to pay a commission to us.

#### Different Agents Representing the Buver & Seller

On occasion, the buyer and seller will each be represented by two different agents from United Country Real Estate and Auction Services this case the agents may each represent the best interest of their respective clients but, United Country Real Estate and Auction Services and its management level licensees will be considered dual agents. As a dual agent, and its management level licensees will maintain a neutral position and cannot advocate for the position of one client over another. We will also protect confidential information of both parties.

### Sub-agency

United Country Real Estate and Auction Services does not act as a subagent nor allow other brokerages to act as a subagent for a seller. Sub-agency refers to when a brokerage, in this case United Country Real Estate and Auction Services, hires a separate and unaffiliated brokerage to work on the Client's behalf, as a "sub-agent" of United Country Real Estate and Auction Services. United Country Real Estate and Auction Services does not accept and will not offer Sub-agency





Cooperating With Other Brokerages

United Country Real Estate and Auction Services will cooperate with other brokerages on an equal and consistent basis. This means United Country Real Estate and Auction Services will make its listings available to other brokerages to show, provide information that is not confidential, and present all offers written by other brokerages in a timely and objective manner. A buyer's broker may be compensated by a seller through an United Country Real Estate and Auction Services offer of compensation, unless specifically requested otherwise by the seller, even though the buyer's broker represents the buyer's interests Alternatively, a buyer's broker may be compensated directly by the buyer pursuant to an agreement between buyer and buyer's broker. We do reserve the right, in circumstances, to vary compensation offered through marketing services. United Country Real Estate and Auction Services will not offer compensation to nor cooperate with sub-agents.

Fair Housing Statement - Residential Transactions & Vacant Land

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Ohio law requires that United Country Real Estate and Auction Services provide you this Consumer Guide and ask you to sign below, acknowledging receipt of this Consumer Guide. Your signature will not obligate you to work with our company if you do not choose to do so.

#### CONSUMER GUIDE TO AGENCY RELATIONSHIPS ACKNOWLEDGEMENT

May 3, 2019

Thave received from

Chip Carpen 

of United Country Real Estate and Auction Services

Richard D. Rongovin

Attorney at Law

Notary Public, State of Ohio

My Commission has

no expiration date.

Section 147.03 R.C.

Name



## LEAD DISCLOSURE SALES

roperty Addres	ss:71	00 N River Rd E	Company	Real Estate	And Auction S	ervices LLC
City: Za	nesville	State: OH Zip 43701	L Company	Address:	30 S High	St
MLS#:			City:	Croton	State: Of	Zip 4301
Every purcha notified that s of developing including lea poisoning als required to pi	ng Statement ser of any intere such property ma g lead poisoning rning disabilities to poses a partic rovide the buyer	nformation on Lead-Bas st in residential real prope sy present exposure to lead . Lead poisoning in your , reduced intelligence qui ular risk to pregnant won with any information on le	erty on which a d from lead-bas ng children mo otient, behavio men. The selle ead-based pair	residential dwelli sed paint that may ny produce permo oral problems, an r of any interest i t hazards from ris	ing was built prior place young chil anent neurologica d impaired mem n residential real sk assessments or	dren at risk al damage, nory. Lead property is inspections
		otify the buyer of any kno nazards is recommended p			risk assessment or	inspection
Seller's Disc	losure					
(a) Presence	e of lead-based	paint and/or lead-base	d paint hazar	ds (check (i) or (i	i) below):	
(i)	_ Known lead-l (explain).	pased paint and/or lead	l-based paint	hazards are pres	sent in the housi	ng
(ii)/	Seller has no	knowledge of lead-base	ed paint and/o	or lead-based pai	int hazards in the	e housing.
(b) Records	and reports av	ailable to the seller (che	eck (i) or (ii) be	elow):		
(i)		ovided the purchaser wit and/or lead-based paint				
(ii) _	Seller has no hazards in th	reports or records perta e housing.	aining to lead	-based paint and	d/or lead-based	paint
Purchaser's	Acknowledgm	ent (initial)				
(c)	_ Purchaser ha	s received copies of all i	information li	sted above.		
(d)	_ Purchaser ha	s received the pamphlel	t Protect Your I	Family from Lead	in Your Home.	
(e) Purchase	er has (check (i)	or (ii) below):				
(1)	ment or inspe	-day opportunity (or mu ection for the presence o	of lead-based	paint and/or lea	d-based paint ha	azards; or
(ii)		pportunity to conduct a aint and/or lead-based p			n for the present	ce of
Agent's Ack	nowledgment	(initial)				
in a	_ Agent has in	formed the seller of the ther responsibility to ens			U.S.C. 4852d an	d is
	of Accuracy		1111	RIAL		
The following information to	hev have provide	viewed the information ab ed is true and accurate.	ove and tentil	to the hest of th	eir knowledge, th Richard D. 2	
To	1	90000000000000000000000000000000000000			Afformen at	F 207
Seller	/	Date	Seller	*	Notary Public. Si My Commiss	ion has
Purchaser	Callen H.	Date 5-3-19	Purchase	##VX9;	no expiration Section 147.0	Dation.
Agent	acry	Date	Agent	OF Chin		Date

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CBR REV 8/06

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### STATE OF OHIO DEPARTMENT OF COMMERCE

## RESIDENTIAL PROPERTY DISCLOSURE FORM

**Purpose of Disclosure Form:** This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

## OWNER INSTRUCTIONS

**Instructions to Owner:** (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials	Date	Purchaser's Initials	Date
Owner's Initials	Date	Purchaser's Initials	Date

(Page 1 of 5)



## STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDE	ENTIAL PROPERTY DIS	SCLOSURE FORM	
Pursuant to section 5302.30 of the Revised	Code and rule <u>1301:5-6-10</u> of th	e Administrative Code.	
TO BE COMPLETED BY OWNER (Plea	ase Print)		
Property Address:			
	7100 N River Rd E Zanesvil	le, OH 43701	
Owners Name(s):	C Z COMPANY		
Date:			***************************************
Owner is is not occupying the prope		property, since what date:e property, since what date:	
THE FOLLOWING STATEMEN	TS OF THE OWNER ARE BA	ASED ON OWNER'S ACTUAL KN	OWLEDGE
A) WATER SUPPLY: The source of water	r supply to the property is (check	appropriate boxes):	
☐ Public Water Service	☐ Holding Tank	Unkno	wn
☐ Private Water Service	☐ Cistern	Other	
☐ Private Well	☐ Spring		
☐ Shared Well	☐ Pond	4.400	
Is the quantity of water sufficient for your h  B) SEWER SYSTEM: The nature of the sar  Public Sewer  Leach Field Unknown  If not a public or private sewer, date of last	nitary sewer system servicing th  Private Sewer Acration Tank Other inspection:	e property is (check appropriate boxes    Septic Tank     Filtration Bed     Inspected By:	s):
Do you know of <b>any previous or current</b> leaves No If "Yes", please describe and	eaks, backups or other material indicate any repairs completed (	problems with the sewer system service [but not longer than the past 5 years):_	eing the property?
Information on the operation and mainte department of health or the board of heal			le from the
C) ROOF: Do you know of any previous of If "Yes", please describe and indicate any re			
D) WATER INTRUSION: Do you know of defects to the property, including but not lin If "Yes", please describe and indicate any re	nited to any area below grade, ba		
Osunarie Initiale Deta		Directional Laisiet	Data
Owner's Initials Date Owner's Initials Date		Purchaser's Initials Purchaser's Initials	
O THOU S INITIALIS D'AIO	111 A R (PALE 2065)	t dichaser s minais	Date
115 - 5"		Richard D. Rogovin Attorney at Caw	

Richard D. Rogovin
Attorney at Caw
Solary Public, State of Ohio
My Commission has
no expiration date.
Section 147.03 R.C.

7100 N River Rd E Zanesville, OH 43/01	
Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moi condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances?   Yes No  If "Yes", please describe and indicate any repairs completed:	sture
Have you ever had the property inspected for mold by a qualified inspector?   Yes No  If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken:	
Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned a this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.	ibout
E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?  [Yes ] No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of problem identified (but not longer than the past 5 years):	
Do you know of any previous or current fire or smoke damage to the property?   Yes No If "Yes", please describe and indicate any repairs completed:	
F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites?   Yes If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years):	$\square$ N
G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).  YES NO N/A  YES NO N/A	
1) Electrical 8) Water softener	
2) Plumbing (pipes) a. Is water softener leased?	
3) Central heating 9) Security System	
4) Central Air conditioning   a. Is security system leased?	
5) Sump pump	
6) Fireplace/chimney	
the state of the s	
If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not than the past 5 years):	longe
H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?	
Yes No Unknown	
1) Lead-Based Paint	
3) Urea-Formaldehyde Foam Insulation	
4) Radon Gas	
a. If "Yes", indicate level of gas if known	
5) Other toxic or hazardous substances	
If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property:	
ARIAL	
Owner's Initials Date Commission has	io
Page 3 of 5E My Commission has no expiration date. Section 147.03 L.C.	

Property Address	71	100 N River Rd E Zanesville, OH 4	3701			
I) UNDERGROUND STORAGE To natural gas wells (plugged or unplug If "Yes", please describe:	ged), or abandoned	Do you know of any underground storwater wells on the property?	rage tanks (e	existing or r	emoved)	), oil or
Do you know of any oil, gas, or other	r mineral right leas	es on the property?  Yes No				
Purchaser should exercise whateve Information may be obtained from	er due diligence pu n records containe	rchaser deems necessary with respe d within the recorder's office in the	ct to oil, gas	s, and other	r minera perty is	al rights. located.
J) FLOOD PLAIN/LAKE ERIE C Is the property located in a designate Is the property or any portion of the p	d flood plain?		Yes	No	Unkı [	nown
affecting the property? Yes No If "Yes", please describe and indicate	o e any repairs, modi	vious or current flooding, drainage,	or other atte	empts to cor	ntrol any	
building or housing codes, zoning or	dinances affecting	S/HOMEOWNERS' ASSOCIATION the property or any nonconforming us	N: Do you k	now of any operty? □ Y	violatio 'es □N	ns of o
district? (NOTE: such designation m	ay limit changes or	nmental authority as a historic buildin improvements that may be made to the	ne property).			ric
Do you know of any recent or prop If "Yes", please describe:	osed assessments,	fees or abatements, which could affec	t the propert	y? □Yes [	□No	
		fee Length of payme				
including but not limited to a Commu If "Yes", please describe (amount)	unity Association, S	SID, CID, LID, etc.	□No			
M) BOUNDARY LINES/ENCROA following conditions affecting the pro		RED DRIVEWAY/PARTY WALL  4) Shared Driveway	S: Do you k	know of any	of the	No I
Boundary Dispute	H H	5) Party Walls			H	H
3) Recent Boundary Change	stions is "Yes", ple	Encroachments From or on ase describe:	Adjacent Pr	roperty	口	Image: second control in the control
N) OTHER KNOWN MATERIAL	DEFECTS: The f	following are other known material de	fects in or o	n the proper	rty:	/50/5/2015 <u>Salak</u>
		**************************************	could inhib	it a person's		
As is "	FJ	* mig	ichaser's Incident Conumission l'apprendict de la principal de	has te.		

OWNED.

PURCHASER: \_

PURCHASER: \_\_

## **CERTIFICATION OF OWNER**

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWINEA.	DATE:
OWNER:	DATE:
RECEIPT AND AC	KNOWLEDGEMENT OF POTENTIAL PURCHASERS
5302.30(G). Pursuant to Ohio Revised purchase contract for the property, you Owner or Owner's agent, provided th	the owner has no obligation to update this form but may do so according to Revised Code Section I Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a may rescind the purchase contract by delivering a signed and dated document of rescission to be document of rescission is delivered <u>prior</u> to all three of the following dates: 1) the date of excepted your offer; and 3) within 3 business days following your receipt or your agent's receipt form.
Owner makes no representations w purchaser deems necessary with res	with respect to any offsite conditions. Purchaser should exercise whatever due diligence pect to offsite issues that may affect purchaser's decision to purchase the property.
Registration and Notification Law ( written notice to neighbors if a sex public record and is open to inspect	ver due diligence purchaser deems necessary with respect to Ohio's Sex Offender commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide offender resides or intends to reside in the area. The notice provided by the Sheriff is a ion under Ohio's Public Records Law. If concerned about this issue, purchaser assumes from the Sheriff's office regarding the notices they have provided pursuant to Megan's
If concerned about this issue, purch	due diligence purchaser deems necessary with respect to abandoned underground mines, aser assumes responsibility to obtain information from the Ohio Department of Natural tains an online map of known abandoned underground mines on their website at
I/WE ACKNOWLEDGE RECEIP STATEMENTS ARE MADE BAS THE OWNER	T OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE ED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY

15 15



My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

Richard D. Augovin Attorney at Caw Votary Public, State of Ohio My Commission has no expiration date, Section 147.03 B.C.

DATE: \_\_\_\_\_

DATE:

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## **LEAD DISCLOSURE SALES**

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards  Lead Warning Statement  Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 notified that such property may present exposure to lead from lead-based paint that may place young hildren at its of developing lead poisoning in young children may produce permanent neurological damagi including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any Interest in residential real property required to provide the buyer with any information on lead-based paint hazards from risk assessment or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection possible lead-based paint hazards is recommended prior to purchase.  Seller's Disclosure  (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):  (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing (explain).  (b) Records and reports available to the seller (check (i) or (ii) below):  (i) Seller has no reports or records pertaining to lead-based paint hazards in the housing flist documents below).  (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing flist documents below).  (iii) Verchaser has received copies of all information listed above.  (d) Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.  (e) Purchaser has feckeck (i) or (ii) below):  (i) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint hazards.  Agent's Acknowledgment (initial)  (a) Agent has informed the purchaser of lead-based paint hazards.  Agent's Acknowledgment	/:	Zanesville	State:	OH Zip	43701	Company Ac	ldress:	30 S High S	t
Lead Warning Statement  Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 notified that such property may present exposure to lead from lead-based point that may place young children at its of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damagincluding learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lea poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.  Seller's Disclosure  (a) Presence of lead-based paint and/or lead-based paint hazards are present in the housing (explain).  (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing (explain).  (iii) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint hazards in the housing (iii) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint hazards in the housing.  Purchaser's Acknowledgment (initial)  (c) Purchaser has received copies of all information listed above.  (d) Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.  (e) Purchaser has (check (i) or (ii) below):  (i) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards; or the presence of lead-based paint and/or lead-based paint hazards; or lead-based paint has information for the presence of lead-based paint hazards.  Agent has informed the paint and/or lead-based paint hazards.  Agent has informed the paint and for lead-based paint hazards.  Purchaser of his/her responsed to the	S#:					City:	Croton	State: Oh	Zip_430
Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 notified that such property may present exposure to lead from lead-based paint that may place young children and of developing lead poisoning. Lead poisoning in young children and produce permanent neurological damagnetuding learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.  Seller's Disclosure  (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):  (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing (iii) lead-based paint and/or lead-based paint hazards in the housing (iii) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  (ii) Purchaser has received copies of all information listed above.  (d) Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.  (e) Purchaser has (check (i) or (ii) below):  (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards: or lead-based paint and/or lead-based paint hazards.  Agent's Acknowledgment (initial)  One of the provi		Disclosure	of Informa	ition on L	ead-Base	d Paint and/or	Lead-Based Pa	aint Hazards	
Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 notified that such property may present exposure to lead from lead-based paint that may place young children and of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damagnatuding learning disabilities, reduced intelligence quotient, behavioral problems, and impained memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential property required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.  Seller's Disclosure  a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below);  (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing (ii) Seller has provided the purchaser with all available records and reports available to the seller (check (i) or (ii) below);  (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.  Purchaser's Acknowledgment (initial)  (c) Purchaser has received copies of all information listed above.  (d) Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.  (e) Purchaser has (check (i) or (ii) below);  (i) Seller has informed the purchased paint hazards.  Agent's Acknowledgment (initial)  Agent has informed the purchased paint hazards.  Agent's Acknowledgment (initial)  Date Purchaser	Lead \	Naming Stateme	ent						
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aware of his/her responsibility to ensure compliance.  Richard D. Rogarin  Attorney at Taur  Attorney	Agen	t's Acknowledgm	ent (initial)						
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The following parties have reviewed to provide and the information they have provided is true to the commission has no expiration date.  Seller  Date  Purchaser  Date  Date	Certif	ication of Accura	cy	1	5	Atto	u v. Kogovin men af Tam		
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Purchaser Date Date Date	Seller	0 -		THE STATE OF THE S	OF ON	Section	147.03 B.C.	D	ate
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CHICAGO CONTROL CONTRO

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CBR REV 8/06



### STATE OF OHIO DEPARTMENT OF COMMERCE

## RESIDENTIAL PROPERTY DISCLOSURE FORM

**Purpose of Disclosure Form:** This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

## OWNER INSTRUCTIONS

**Instructions to Owner:** (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials	Date	Purchaser's Initials	Date
Owner's Initials	Date	Purchaser's Initials	Date

(Page 1 of 5)



## STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDE	NTIAL PROPERTY DISCLO	OSURE FORM
Pursuant to section 5302.30 of the Revised (		
TO BE COMPLETED BY OWNER (Please Property Address:		
Owners Name(s):	River Rd E Zanesville, OH 4370	(Farmhouse)
	C Z COMPANY	
Date:	,20	
Owner is is not occupying the prope		erty, since what date:
THE FOLLOWING STATEMENT	'S OF THE OWNER ARE BASED	ON OWNER'S ACTUAL KNOWLEDGE
A) WATER SUPPLY: The source of water	supply to the property is (check appro	opriate boxes):
☐ Public Water Service ☐ Private Water Service ☐ Private Well ☐ Shared Well	☐ Holding Tank ☐ Cistern ☐ Spring ☐ Pond	□Unknown □Other
	or other material problems with the w	ater supply system or quality of the water? Yes
	eaks, backups or other material proble	Inspected By:  ms with the sewer system servicing the property?
Information on the operation and mainted department of health or the board of heal C) ROOF: Do you know of any previous of	nance of the type of sewage system s th of the health district in which the r current leaks or other material prob	
D) WATER INTRUSION: Do you know of defects to the property, including but not limit If "Yes", please describe and indicate any re	nited to any area below grade, baseme	
Owner's Initials Date Owner's Initials Date	(Page Phip RIAL	Purchaser's Initials Date Purchaser's Initials Date  Richard D. Rogovin Aftorney at Law Notary Public, State of Ohio My Commission has no expiration date.

If "Yes", please describe and ind					1	
Have you ever had the pro If "Yes", please describe and					Yes No dertaken:	
Purchaser is advised that ev this issue, purchaser is enco					han others. If concern	ed abou
E) STRUCTURAL COMPO EXTERIOR WALLS): Do y than visible minor cracks or b interior/exterior walls? Yes \( \subseteq No If "Yes", please problem identified (but not lo	you know of an olemishes) or of se describe and	ny previous or ther material pr d indicate any r	current movemen roblems with the for repairs, alterations	t, shifting, deterioration undation, basement/cr or modifications to co	on, material cracks/settle awl space, floors, or ontrol the cause or effe	ing (other
Do you know of <b>any previou</b> If "Yes", please describe and				Approximation of the second se		
F) WOOD DESTROYING insects/termites in or on the proof of "Yes", please describe and	roperty or any	existing damage	e to the property car	used by wood destroyi	ng insects/termites? $\square$	
G) MECHANICAL SYSTE mechanical systems? If your	property does r	not have the me		ark N/A (Not Applica	ble).	g
1) Electrical	YES NO	N/A	8) Water soft		es no n/a	
2) Plumbing (pipes)				r softener leased?		
3) Central heating			9) Security S			
4) Central Air conditioning			TOTAL CONTRACTOR OF THE PARTY O	rity system leased?		
5) Sump pump			10) Central va	Les		
6) Fireplace/chimney	H H	H	11) Built in ap	1	i i i	
7) Lawn sprinkler	H H	H		chanical systems		
If the answer to any of the ab	ove questions i	s "Yes", please	describe and indic	ate any repairs to the I	mechanical system (but	not longe
than the past 5 years):	DD OFFICE ALL		1 0.1		C C 1 1 1	
H) PRESENCE OF HAZAI identified hazardous materials			No	Unknown	sence of any of the bein	ow.
1) Lead-Based Paint		T es		Olkhown		
2) Asbestos		H				
3) Urea-Formaldehyde Foam	Insulation					
4) Radon Gas						
a. If "Yes", indicate level						
<ol><li>Other toxic or hazardous s</li><li>If the answer to any of the ab</li></ol>		s "Vos" places	densribe and india	ota any ranajra ramad	iation or mitiration to t	ha
property:	ove questions i	s res , prease	describe and mater	ate any repairs, remed	ation of finingation to t	ne
Owner's Initials Date_			unit ARI	Purchase:	r's Initials Date _ r's Initials Date _ thard <b>3. R</b> ogovin	
Owner's Initials Date_			Page	11///	where to The World Hillians	

Property Address	6855 N R	iver Rd E Zanesville, OH 43701 (	Farmhou	se)	
	gged), or abandoned	Do you know of any underground stor water wells on the property? Yes		(existing or	removed), oil or
Do you know of any oil, gas, or oth	er mineral right lease	es on the property? Yes No			
Purchaser should exercise whatevel Information may be obtained from	er due diligence pu n records contained	rchaser deems necessary with respe i within the recorder's office in the	ct to oil, g county w	as, and othe here the pro	er mineral rights. perty is located.
J) FLOOD PLAIN/LAKE ERIE of Is the property located in a designat Is the property or any portion of the	ed flood plain?	ON AREA:  a Lake Erie Coastal Erosion Area?	Yes	No	Unknown
affecting the property?   Yes   N	lo te any repairs, modif	vious or current flooding, drainage, sications or alterations to the property	or other at	tempts to co	ntrol any
	rdinances affecting t	/HOMEOWNERS' ASSOCIATIO! the property or any nonconforming us			
	nay limit changes or	nmental authority as a historic buildin improvements that may be made to the			
Do you know of any recent or pro If "Yes", please describe:		ees or abatements, which could affect	the prope	rty? □Yes	□No
List any assessments paid in full (da List any current assessments:	ite/amount) monthly	fee Length of payme	nt (years_	mo	nths)
	nunity Association, S	ons of, or the payment of any fees or ID, CID, LID, etc.		sociated with	h this property,
M) BOUNDARY LINES/ENCRO following conditions affecting the p		RED DRIVEWAY/PARTY WALL	S: Do you	know of an	y of the Yes No
1) Boundary Agreement		4) Shared Driveway			
<ul><li>2) Boundary Dispute</li><li>3) Recent Boundary Change</li></ul>		5) Party Walls	A 35	n	
	estions is "Yes", plea	Encroachments From or on ase describe:			
N) OTHER KNOWN MATERIA	L DEFECTS: The f	ollowing are other known material de	fects in or	on the propo	erty:
		ade any non-observable physical condon-observable physical condition that			
property		310/11/1/2011			
Owner's Initials Date			Harries and	atuvisi <u>n</u> Atuvis	Date
Owner's Initials Date	A.	* antary	Public, St Tublic, St Conuniss expiration ction 147.0	ate of Ohio ion has 1 date.	Date
•	$\mathcal{O}$	THE OF ONLY	eringe 141.fl	3 K.C.	

## **CERTIFICATION OF OWNER**

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER:	DATE:
OWNER:	DATE:
RECEIPT AND ACKNO	WLEDGEMENT OF POTENTIAL PURCHASERS
5302.30(G). Pursuant to Ohio Revised Code Se purchase contract for the property, you may res Owner or Owner's agent, provided the docum	has no obligation to update this form but may do so according to Revised Code Section ection 5302.30(K), if this form is not provided to you prior to the time you enter into a scind the purchase contract by delivering a signed and dated document of rescission to tent of rescission is delivered <u>prior</u> to all three of the following dates: 1) the date of your offer; and 3) within 3 business days following your receipt or your agent's receipt
	ect to any offsite conditions. Purchaser should exercise whatever due diligence offsite issues that may affect purchaser's decision to purchase the property.
Registration and Notification Law (common written notice to neighbors if a sex offender public record and is open to inspection under	diligence purchaser deems necessary with respect to Ohio's Sex Offender ally referred to as "Megan's Law"). This law requires the local Sheriff to provide resides or intends to reside in the area. The notice provided by the Sheriff is a er Ohio's Public Records Law. If concerned about this issue, purchaser assumes the Sheriff's office regarding the notices they have provided pursuant to Megan's
If concerned about this issue, purchaser assu	gence purchaser deems necessary with respect to abandoned underground mines. umes responsibility to obtain information from the Ohio Department of Natural n online map of known abandoned underground mines on their website at
	COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY
My/Our Signature below does not constitute ap	oproval of any disclosed condition as represented herein by the owner.
PURCHASER:	DATE:

\* ALSO

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DATE:

Richard D. Togovin Attorney at Law Notary Public, State of Ohio My Commission has no expiration date. Section 147.03 E.C.

PURCHASER:

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## LEAD DISCLOSURE SALES

ity:	Zanesville	State: OH	Zip 4370	1 Company Ar	idress:	30 S High St
		PATRICIA SALVANIA				State: Oh Zip 4301
1.00				nsed Paint and/or		
Lead	d Warning Statem					
Every notifi of de include poiso requi in the	y purchaser of any i fied that such proper eveloping lead poiso ding learning disab onling also poses a p ired to provide the b	nterest in resident ty may present ex oning. Lead pois vilities, reduced in particular risk to j uyer with any infand notify the buy	posure to led onling in you telligence quarter wo omnation on ver of any knower of any	nd from lead-based ung children may uotient, behaviora men. The seller o lead-based paint h own lead-based pa	paint that ma produce perm I problems, ar If any interest hazards from ris	ing was built prior to 1978 is y place young children at risk anent neurological damage, and impaired memory. Lead in residential real property is sk assessments or inspections risk assessment or inspection
Selle	er's Disclosure					
(a) F	Presence of lead-b	ased paint and/	or lead-base	ed paint hazards	(check (i) or (	ii) below):
(	(i) Known I (explain)			d-based paint ha	•	sent in the housing
(i	(ii)Seller ha					int hazards in the housing.
(b) F	Records and repor	ts available to t	he seller (ch	eck (i) or (ii) belo	w):	
(1	(i) Seller ha based pa	s provided the paint and/or lead	ourchaser w -based pain	ith all available r t hazards in the l	ecords and re housing (list d	eports pertaining to lead- ocuments below).
()		s no reports or in the housing.	records pert	aining to lead-ba	ased paint and	d/or lead-based paint
Purc	chaser's Acknowle	dgment (initial)				
(c) _	Purchase	er has received o	copies of all	information liste	d above.	
(d) _	Purchase	er has received t	he pamphle	et Protect Your Far	nily from Lead	in Your Home.
(e) F	Purchaser has (che	eck (i) or (ii) belo	w):			
(i	(i) received ment or	a 10-day oppor inspection for th	tunity (or m ne presence	utually agreed up of lead-based pa	oon period) to int and/or lea	conduct a risk assess- nd-based paint hazards; or
(i		he opportunity ed paint and/or			t or inspection	n for the presence of
Ager	nt's Acknowledgm	ent (initial)				
(f) <u>(</u>				e seller's obligationsure compliance		U.S.C. 4852d and is
Certi	ification of Accura	EKRIAL ON				
	following parties in	e kevlewetivise i	nformati <b>en</b> d ágcurate.	<b>hoverproducytiff</b> to ttorney at <b>Ca</b> w	o the best of th	eir knowledge, that the
1	DV:X		70 mm	Public, State of Ohi	a	
Seller	1		no no	Conunission has expiration date.		Date
Purch	haser Counter	F OF ON	Pate 3-19	tion purchaser.		Date
Agen	nt	William.	Date	Agent		Date



## STATE OF OHIO DEPARTMENT OF COMMERCE

## RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

## OWNER INSTRUCTIONS

**Instructions to Owner:** (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials	Date	Purchaser's Initials	Date
Owner's Initials	Date	Purchaser's Initials	Date

(Page 1 of 5)



# STATE OF OHIO DEPARTMENT OF COMMERCE

RES	DENTIAL PROPERTY DISCL	OSURE FORM
Pursuant to section 5302.30 of the Revi	sed Code and rule 1301:5-6-10 of the Ad	ministrative Code.
TO BE COMPLETED BY OWNER Property Address:	(Please Print)	
To The second se	6855 N River Rd E Zanesville, OH 43	701 (Ranch)
Owners Name(s):	C Z COMPANY	
Date:	Control of the contro	
Owner ☐ is ☐ is not occupying the p		erty, since what date:
THE FOLLOWING STATEM	ENTS OF THE OWNER ARE BASEI	O ON OWNER'S ACTUAL KNOWLEDGE
A) WATER SUPPLY: The source of v	vater supply to the property is (check app.	ropriate boxes):
☐ Public Water Service ☐ Private Water Service ☐ Private Well ☐ Shared Well	☐ Holding Tank ☐ Cistern ☐ Spring ☐ Pond	Unknown Other
Do you know of any current leaks, back No I If "Yes", please describe and inc	tups or other material problems with the vilicate any repairs completed (but not long	water supply system or quality of the water? Yes er than the past 5 years):
TO CHANGED CALORIDAN III	e sanitary sewer system servicing the pro	vill vary from household to household) \(\subseteq\) Yes \(\subseteq\) No perty is (check appropriate boxes):
Public Sewer Leach Field Unknown		Septic Tank Filtration Bed
If not a public or private sewer, date of	last inspection:	Inspected By:
☐Yes ☐ No If "Yes", please describe	and indicate any repairs completed (but n	ems with the sewer system servicing the property?  not longer than the past 5 years):  serving the property is available from the
C) ROOF: Do you know of any previous	health of the health district in which the ous or current leaks or other material pro- my repairs completed (but not longer than	oblems with the roof or rain gutters?  Yes No
	ot limited to any area below grade, baseme	kage, water accumulation, excess moisture or other ent or crawl space? Yes No
Owner's Initials Date Owner's Initials Date	(Page 2 afz) RIAL S	Purchaser's Initials Date Purchaser's Initials Date
"AS 25"		Michard D. Rogovin Attorney at Cam Notary Public, State of Ohio My Commission has no expiration date. Section 147.03 R.C.

Do you know of any water or	moistura ralate			rille, OH 43701 (Ra	Constitution of the Consti	* 1
condensation; ice damming; if "Yes", please describe and ind	sewer overflow	/backup; or l	eaking pipes, plumbing	ng fixtures, or applian	nces?  Ye	s No
Have you ever had the pro If "Yes", please describe and	perty inspecte indicate wheth	ed for mold er you have	by a qualified inspending inspection report as	ector?   nd any remediation u	□Yes □ N indertaken:	lo
Purchaser is advised that ex this issue, purchaser is enco	very home con- ouraged to have	tains mold. e a mold ins	Some people are mo	re sensitive to mold	than other	s. If concerned about
E) STRUCTURAL COMPO EXTERIOR WALLS): Do y than visible minor cracks or b interior/exterior walls? \[ \textstyre{\textsty	you know of an olemishes) or or se describe and	y previous her material indicate an	problems with the for y repairs, alterations	t, shifting, deterioration and ation, basement/coor modifications to o	on, material rawl space,	l cracks/settling (other floors, or
Do you know of any previou If "Yes", please describe and	s or current fin indicate any rep	re or smoke pairs comple	damage to the propert	y? □Yes □No		
F) WOOD DESTROYING insects/termites in or on the print "Yes", please describe and	roperty or any e	xisting dama	ige to the property cau	sed by wood destroy	ing insects/t	termites? Yes N
G) MECHANICAL SYSTE mechanical systems? If your p	MS: Do you kn property does n YES NO	now of any p ot have the r N/A	revious or current p	ark N/A (Not Applicate	ith the follo able). ES NO	wing existing
<ol> <li>Electrical</li> <li>Plumbing (pipes)</li> <li>Central heating</li> <li>Central Air conditioning</li> <li>Sump pump</li> <li>Fireplace/chimney</li> <li>Lawn sprinkler</li> </ol>			<ul><li>9) Security S</li><li>a. Is secur</li><li>10) Central va</li><li>11) Built in ap</li><li>12) Other mee</li></ul>	ener		
If the answer to any of the aboth than the past 5 years):	ove questions is	"Yes", plea	se describe and indica	te any repairs to the	mechanical	system (but not longe
H) PRESENCE OF HAZAF identified hazardous materials	RDOUS MATE on the property	ERIALS: Do		vious or current pro	esence of an	y of the below
<ol> <li>Lead-Based Paint</li> <li>Asbestos</li> <li>Urea-Formaldehyde Foam</li> <li>Radon Gas         <ul> <li>If "Yes", indicate level of</li> </ul> </li> <li>Other toxic or hazardous su</li> </ol>	f gas if known					
If the answer to any of the aboreoperty:	ove questions is	"Yes", pleas	se describe and indica	te any repairs, remed	liation or mi	itigation to the
Owner's Initials Date_ Owner's Initials Date_			ARIAL	Richard Das Afflowedhast Autary Public, St My Commiss no expiration Section 147.0	Annitials_ ate of Ohio ion has 1 date.	Date Date

Property Address 6855 N River Rd E Zanesville, OH	43701 (Ranch)		
I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground natural gas wells (plugged or unplugged), or abandoned water wells on the property? If "Yes", please describe:	ınd storage tanks (e □Yes □No	xisting or remo	ved), oil or
Do you know of any oil, gas, or other mineral right leases on the property?   Yes	No		***************************************
Purchaser should exercise whatever due diligence purchaser deems necessary with Information may be obtained from records contained within the recorder's office	respect to oil, gas in the county whe	, and other mi re the propert	neral rights y is located.
J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA: Is the property located in a designated flood plain? Is the property or any portion of the property included in a Lake Erie Coastal Erosion A	Yes	No U	Jnknown
K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drain affecting the property? ☐ Yes ☐ No  If "Yes", please describe and indicate any repairs, modifications or alterations to the property (but not longer than the past 5 years):	operty or other atte	mnts to control	
L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION or housing codes, zoning ordinances affecting the property or any nonconform If "Yes", please describe:	ing uses of the pro-	now of any viol perty? ∐Yes [	ations of No
Is the structure on the property designated by any governmental authority as a historic bedistrict? (NOTE: such designation may limit changes or improvements that may be made if "Yes", please describe:	de to the property)	located in an h	istoric
Do you know of any recent or proposed assessments, fees or abatements, which could If "Yes", please describe:	l affect the property	7? □Yes □N	o
List any assessments paid in full (date/amount)  List any current assessments: monthly fee Length of	payment (years	months_	)
Do you know of any recent or proposed rules or regulations of, or the payment of any feincluding but not limited to a Community Association, SID, CID, LID, etc.  If "Yes", please describe (amount)	ees or charges associ		
M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY V following conditions affecting the property?	VALLS: Do you ki		555
Yes No  1) Boundary Agreement		Yes	No
2) Boundary Dispute		H	H
3) Recent Boundary Change	or on Adjacent Pro	operty 📋	<u> </u>
N) OTHER KNOWN MATERIAL DEFECTS: The following are other known materials.	rial defects in or on	the property:	
			<del></del>
For purposes of this section, material defects would include any non-observable physical be dangerous to anyone occupying the property or any non-observable physical condition property.	d condition existing on that could inhibit	g on the propert a person's use	y that could of the
Owner's Initials Date	Purchaser's Initi	als Date	
Owner's Initials Date Ri	chaftdrehadaris dnisi	als Date	
1 - Karp: (1) est	Attorney at Tam		
A5 15 * Notar	Public, State of Ol	ŗia	
	y Commission has o expiration date. ection 147.03 K.C.		

Propert	v Ad	dress
TIONET	Y CAU	W1 C33

PURCHASER: \_

6855 N River Rd E Zanesville, OH 43701 (Ranch)

## **CERTIFICATION OF OWNER**

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER:	DATE:		
OWNER:	DATE:		
RECEIPT AND ACKNO	OWLEDGEMENT OF POTENTIAL PURCHASE	<u>ers</u>	
5302.30(G). Pursuant to Ohio Revised Code purchase contract for the property, you may r Owner or Owner's agent, provided the docu-	r has no obligation to update this form but may do so according to Revised Section 5302.30(K), if this form is not provided to you prior to the time yo escind the purchase contract by delivering a signed and dated document of ment of rescission is delivered <u>prior</u> to all three of the following dates: I your offer; and 3) within 3 business days following your receipt or your a	u enter into a rescission to	
Owner makes no representations with respurchaser deems necessary with respect to	pect to any offsite conditions. Purchaser should exercise whatever d offsite issues that may affect purchaser's decision to purchase the pro	ue diligence perty.	
Registration and Notification Law (commo written notice to neighbors if a sex offendo public record and is open to inspection un-	e diligence purchaser deems necessary with respect to Ohio's Secondy referred to as "Megan's Law"). This law requires the local Shericar resides or intends to reside in the area. The notice provided by the der Ohio's Public Records Law. If concerned about this issue, purchashe Sheriff's office regarding the notices they have provided pursuant	ff to provide Sheriff is a ser assumes	
If concerned about this issue, purchaser as	igence purchaser deems necessary with respect to abandoned undergr sumes responsibility to obtain information from the Ohio Departmen on online map of known abandoned underground mines on their	t of Natural	
I/WE ACKNOWLEDGE RECEIPT OF A STATEMENTS ARE MADE BASED OF THE OWNER.	A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE S.	THAT THE IGNED BY	
My/Our Signature below does not constitute a	pproval of any disclosed condition as represented herein by the owner.		
DIDCHASED.	DATE.		

ARIAL S. Page 5 o

Richard D. Rogovin Attorney at Cam Notary Public, State of Ohio My Commission has no expiration date, Section 147.03 E.C.

DATE:

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