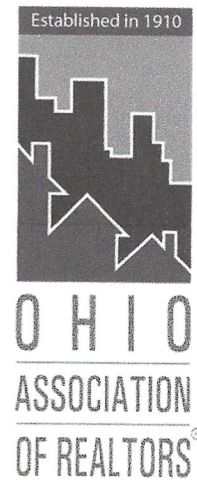


Ohio Association of REALTORS®
Residential Property Disclosure Exemption Form



To Be Completed By Owner

Property Address: 51994 Country Blvd.
Clarington Oh 43915

Owner's Name(s): Dani Zoladz

Ohio law requires owners of residential real estate (1-4 family) to complete and provide to the buyer a Residential Property Disclosure Form disclosing certain conditions and information concerning the property known by the owner. The Residential Property Disclosure Form requirement applies to most, but not all, transfers or sales of residential property.

Listed below are the most common transfers that are exempt from the Residential Property Disclosure Form requirement. The owner states that the exemption marked below is a true and accurate statement regarding the proposed transfer:

- ☐ (1) A transfer pursuant to a court order, such as probate or bankruptcy court;
- ☐ (2) A transfer by a lender who has acquired the property by deed in lieu of foreclosure;
- ☐ (3) A transfer by an executor, a guardian, a conservator, or a trustee;
- ☐ (4) A transfer of new construction that has never been lived in;
- ☐ (5) A transfer to a buyer who has lived in the property for at least one year immediately prior to the sale;
- ☒ (6) A transfer from an owner who both has inherited the property and has not lived in the property within one year immediately prior to the sale;
- ☐ (7) A transfer where either the owner or buyer is a government entity.

ALTHOUGH A TRANSACTION MAY BE EXEMPT FOR THE REASON STATED ABOVE, THE OWNER MAY STILL HAVE A LEGAL DUTY TO DISCLOSE ANY KNOWN LATENT DEFECTS OR MATERIAL FACTS TO THE BUYER.

OWNER'S CERTIFICATION

By signing below, I state that the proposed transfer is exempt from the Residential Property Disclosure Form requirement. I further state that no real estate licensee has advised me regarding the completion of this form. I understand that an attorney should be consulted with any questions regarding the Residential Property Disclosure Form requirement or my duty to disclose defects or other material facts.

Owner: Dani Zoladz Date: 4/22/22
Owner: _____ Date: _____

BUYER'S ACKNOWLEDGEMENT

Potential buyers are encouraged to carefully inspect the property and to have the property professionally inspected. Buyer acknowledges that the buyer has read and received a copy of this form.

Buyer: _____ Date: _____
Buyer: _____ Date: _____

This is not a state mandated form. This form has been developed by the Ohio Association of REALTORS® for use by REALTORS® assisting owners in the sale of residential property. The exemptions noted above are not a complete list of the transfers exempt from the Residential Property Disclosure Form requirement. All exempted transfers are listed in ORC § 5302.30(B)(2). The Ohio Association of REALTORS® is not responsible for the use or misuse of this form.

Seller Doni Zoladz
 Buyer _____
 Personal Property located at 51994 County Blvd. Clarington

PERSONAL PROPERTY AGREEMENT

Any items of personal property which convey as indicated below in the "Yes" column are included in the sales price and shall be transferred free of liens.

Yes	No	N/A		Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	satellite dish
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	washer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	satellite dish controls
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	hot tub and equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	hot tub cover
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	range/stove	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	above ground pool
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	attachments for rangetop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	swimming pool equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	window treatments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	pool cover
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	blinds/shades	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fireplace equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	portable dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fireplace logs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	portable microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fireplace insert
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	freezer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	wood stove
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	portable trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	firewood
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	central vac attachments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	invisible fence
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	window/wall air conditioner(s) # _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	invisible fence collars # _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	portable dehumidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	security system
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	portable humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	sump pump
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	portable electronic air cleaner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	space heaters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	garage door opener remote unit(s) # <u>2</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	portable wet bar
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ceiling fan(s) # _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	mailbox
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	outside playground equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	utility tub
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	exterior accent lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	pot rack
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	portable water filtration system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	portable shower head
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	portable work bench	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	flag pole
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	portable kitchen island				

Other items which shall convey: _____

Doni Zoladz 4/22/22
 Seller Date Buyer Date

Seller Date Buyer Date

Seller Doni Zoladz
Buyer _____
Property 51994 County Blvd. Clarington

**OIL, GAS & MINERALS, FREE GAS RIGHTS, LEASING RIGHTS,
TIMBER OR TIMBER RIGHTS**

NOTICE TO BUYERS AND SELLERS OF REAL ESTATE

This Real Estate Brokerage firm(s) and its agent(s) are limited in the assistance they can offer when you sell or purchase real estate with oil, gas and mineral rights, free gas rights, leasing rights, timber or timber rights.

When listing real estate for sale, we must rely on the Seller's knowledge of any such rights they own and whether or not they wish to convey those rights. It is beyond the area of expertise of this Brokerage and its agents to recommend a fair market value for any oil, gas and minerals, free gas rights, leasing rights, timber or timber rights. If you are selling or buying real estate with any such rights, we recommend that you seek expert advice on the value of such rights.

When purchasing real estate you may be purchasing only the surface rights, or you may be purchasing the surface with some part of or all of the oil, gas and mineral rights which the seller owns. To determine that ownership requires a title examination back to or before the Civil War era. A title search for the transfer of real estate generally provides certification from the Title Company that you are receiving good, marketable title to the SURFACE, AND ONLY THE SURFACE, which certification is generally based on a 60-year title examination.

If you purchase real estate, there may be oil, gas and mineral leases in place that affect that ownership. Further, if someone else owns the oil, gas and minerals they may have leased or in the future may lease the oil, gas and minerals and may mine or drill to develop the oil, gas and minerals, and may have certain rights to use the surface so as to extract the oil, gas and minerals. If, before making a purchase, you want to know more about the oil, gas and minerals or about surface owners' rights, you may find these websites informative:

<http://www.wvsoro.org> or <http://www.oogeep.org>

The owners of the surface and the owners of the oil, gas and minerals have correlative rights to use the same property; however, in the exercise of those rights each owner has duties to accommodate one another and to act with due regard for the rights of one another; to avoid unreasonable interference; to use methods which are least destructive to the other owner; and in some instances, adopt alternate means where other means reasonably exist.

READ, UNDERSTOOD, AND AGREED:

Doni Zoladz 4/22/22
Seller Date Buyer Date

Melissa Smith 4-22-22
Seller Date Buyer Date
Melissa Smith
Listing Agent Date Selling Agent Date