



AGENCY DISCLOSURE STATEMENT

The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 345 Buttonwood Ave. Bowling Green, Ohio, 43402

Buyer(s):

Seller(s): DCG Properties of Bowling Green LLC

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____.

The seller will be represented by _____, and _____.

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the principal broker and managers will be "dual agents," which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.

Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents." Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. If such a relationship does exist, explain: _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) Darby J. Walton / Sam R. Baer and real estate brokerage UC Walton Realty & Auction Co., LLC will

be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. If such a relationship does exist, explain: _____

represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT DATE

Handwritten signature and date: 11-1-25

BUYER/TENANT DATE

Handwritten signature and date: 11-1-25

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. **IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.**

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to: attorney or to:

Ohio Department of Commerce

Division of Real Estate & Professional Licensing

6606 Tussing Rd

PO Box 4008

Reynoldsburg, OH 43068

(614) 466-4100



**Department of
Commerce**

Division of Real Estate &
Professional Licensing





UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC

Douglas E. Walton, Broker
227 West Wyandot Avenue, Upper Sandusky, OH 43351
Phone: 419-294-0007
Fax: 419-294-0296
Website: www.ucwaltonrealtyandauction.com
Email: waltonauctionco@sbcglobal.net

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

We are pleased you have selected UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC, to help you with your real estate needs. Whether you are selling, buying or leasing real estate, UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC can provide you with the expertise and assistance. Because this may be the largest financial transaction you will enter into, 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 agents can offer and their options for working with you.

Representing the Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and 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. In rare circumstances a listing broker may offer "subagency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

Representing the Buyers

When purchasing 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. A brokerage and agent that agree to represent 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.

Auctions

UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC only represents the seller at auction. It does not represent buyers of real estate at auction. Therefore, UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC will not act as a dual agent representing both parties in this type of transaction. Instead, it will only act as the seller's agent in the auction of their real estate. Exception: Relatives – See Office Policy, Section D.

Dual Agency

Occasionally the same agent and brokerage that represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents", they must maintain a neutral position in the transaction. They 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.

Updated 07/2020

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100 or on their website <https://www.com.ohio.gov/real/default.aspx>

Working With UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC

UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC does offer representation to both buyers and sellers. Therefore, the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs, each agent will represent their own client, but UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC and its managers will act as a dual agent.

In the event that both the buyer and seller are represented by the same agent, that agent and UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC will act as dual agents but only if both parties agree. As dual agents they treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs you will be asked to consent to it in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

AS a buyer, you may also choose to represent yourself on properties UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC has listed. In that instance UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller, you should not share any information with the listing agent that you would not want the seller to know.

WORKING WITH OTHER BROKERAGES

When UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC lists property for sale or auction it also cooperates with, and offers compensation to, other brokerages that represent buyers. UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that buyer's brokerage. Instead that company will be looking out for the buyer and UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC will be representing your interests. When acting as a buyer's agent, WALTON REALTY & AUCTION CO., LLC also accepts compensation offered by the listing broker. If the property is not listed with any broker or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Updated 07/2020

FAIR HOUSING INFORMATION:

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, 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 as defined in that section, 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.

Because it is important that you have this information Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer guide. Doing so will not obligate you to work with our company if you do not choose to do so.

2.88 CAH Seller does or does not consent to Internet advertising along with appropriate newspapers and paper media. (Circle One)

A full copy of our Office Policy can be made available to you upon request. The full Office Policy gives an entire account of how agents/broker do work.

Cindy J. Berken, Member 11-1-25
Seller Date

Darish D. Blaker, Member 11-1-2025
Seller Date

Buyer Date

Buyer Date

Darby J. Walton / Sam R. Baer 11-1-25
Agent/Broker Date





Eff. 6/2022

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.

Address: 345 Buttonwood Ave. Bowling Green, Ohio, 43402

Owner's Initials DJG Date 11/1/2025
Owner's Initials EGM Date 11/1/2025

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____



Eff. 06/2022

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address:
345 Buttonwood Ave. Bowling Green, Ohio, 43402

Owners Name(s):
DCG Properties of Bowling Green LLC

Date: November 1, 2025

Owner [] is [X] is not occupying the property. If owner is occupying the property, since what date:
If owner is not occupying the property, since what date:

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- [X] Public Water Service [] Holding Tank [] Unknown
[] Private Water Service [] Cistern [] Other
[] Private Well [] Spring
[] Shared Well [] Pond

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? [] Yes
[X] No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) [] Yes [] No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- [X] Public Sewer [] Private Sewer [] Septic Tank
[] Leach Field [] Aeration Tank [] Filtration Bed
[] Unknown [] Other

If not a public or private sewer, date of last inspection: Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property?
[] Yes [X] No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

Information on the operation and maintenance of the type of sewage system serving the property is available from the
department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? [] Yes [X] No
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other
defects to the property, including but not limited to any area below grade, basement or crawl space? [] Yes [X] No
If "Yes", please describe and indicate any repairs completed:

Owner's Initials DJG Date 11/1/2025
Owner's Initials CJD Date 11/1/2025

Purchaser's Initials Date
Purchaser's Initials Date

Property Address: 345 Buttonwood Ave. Bowling Green, Ohio, 43402

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? Yes No
If "Yes", please describe and indicate any repairs completed: _____

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 about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

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 (other 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 any 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 No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

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).

- | | | | | | | | |
|----------------------------|---|--|---|-------------------------------|------------------------------|--|---|
| 1)Electrical | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A | 8)Water softener | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A |
| 2)Plumbing (pipes) | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> N/A | a. Is water softener leased? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 3)Central heating | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> N/A | 9)Security System | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A |
| 4)Central Air conditioning | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | a. Is security system leased? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 5)Sump pump | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | 10)Central vacuum | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A |
| 6)Fireplace/chimney | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> N/A | 11)Built in appliances | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A |
| 7)Lawn sprinkler | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | 12)Other mechanical systems | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> N/A |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): ONE APPLIANCE PLUG IN UPSTAIRS BEDROOM NOT WORKING

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?

- | | | | |
|---|------------------------------|--|----------------------------------|
| 1) Lead-Based Paint | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 2) Asbestos | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 3) Urea-Formaldehyde Foam Insulation | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 4) Radon Gas | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| a. If "Yes", indicate level of gas if known _____ | | | |
| 5) Other toxic or hazardous substances | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials DJG Date 11/1/2025
Owner's Initials CJA Date 11/1/2025

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 345 Bultonwood Ave. Bowling Green, Ohio, 43402

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No
If "Yes", please describe: _____

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 respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

Is the property located in a designated flood plain? Yes No Unknown

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No

If "Yes", please describe: PEELING PAINT, ABATEMENT IS IN PROCESS WITH VINALS, DING.

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No

If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No

If "Yes", please describe: _____

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 fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No

If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

- | | | | |
|---------------------------|---|---|---|
| 1) Boundary Agreement | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 4) Shared Driveway | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 2) Boundary Dispute | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 5) Party Walls | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3) Recent Boundary Change | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 6) Encroachments From or on Adjacent Property | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials PJG Date 11/1/2025
Owner's Initials QJB Date 11/1/2025

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 345 Buttonwood Ave. Bowling Green, Ohio, 43402

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: DAVID J. GERKEN, MEMBER DATE: 11/1/2025
OWNER: Cindy J. Gerken, Member DATE: 11/1/2025

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered *prior* to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to the potential presence of hazardous materials (Radon Gas, lead pipes, toxic mold, etc.) that may affect the purchaser's decision to purchase the property. See Appendix A for a list of resources.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

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

PURCHASER: _____ DATE: _____
PURCHASER: _____ DATE: _____



STATE OF OHIO RESIDENTIAL PROPERTY DISCLOSURE FORM

Appendix A – Links to Additional Information & Resources

This list is not exhaustive. If the purchaser is concerned about the presence of any potential hazardous material in this property, purchaser assumes responsibility to obtain information from the listed resources and/or in consultation with a person licensed/certified in the area of concern.

RADON GAS

- <https://www.epa.gov/radon>
- <https://www.epa.gov/sites/production/files/2015-05/documents/hmbuygud.pdf>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/radon-education-and-licensing-program/welcome/>

LEAD

- <https://www.cdc.gov/nceh/lead/prevention/sources.htm>
- <https://www.epa.gov/lead/learn-about-lead>
- <https://www.epa.gov/ground-water-and-drinking-water/lead-service-line-replacement>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/healthy-homes/welcome>

If you are on a municipal water service, check with that provider, they may have a lead pipe mapping program that you can access.

TOXIC MOLD

- <https://www.epa.gov/mold/mold-and-your-home>
- <https://www.cdc.gov/mold/default.htm>

ASBESTOS

- <https://www.cpsc.gov/safety-education/safety-guides/home/asbestos-home/>
- <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos#whattodo>

UREA FORMALDEHYDE

- https://www.cpsc.gov/s3fs-public/An-Update-On-Formaldehyde-725_1.pdf?O3CFjmPriFt_ogVb7OhX4ZDPu7fYky8Q

Address: 345 Buttonwood Ave. Bowling Green, Ohio, 43402

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 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, 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 is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections 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 (initial (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

(ii) ^{cyh}~~cyh~~ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) 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) ^{cyh}~~cyh~~ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

(e) Purchaser has (initial (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

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial or enter N/A if not applicable)

(f) DJW/SRB Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(g) _____ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.¹

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<i>Cindy J. Walker</i>	<i>Member</i>	<i>11-1-25</i>		
Seller		Date	Purchaser	Date
<i>Darby J. Walton</i>	<i>Member</i>	<i>11-1-25</i>		
Seller		Date	Purchaser	Date
Darby J. Walton / Sam R. Baer		11-1-25		
Seller's Agent		Date	Purchaser's Agent ¹	Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.

Summary

Parcel Number: B08-510-250203014000
Map Number: 510-2502
Location Address: 345 BUTTONWOOD AVE
Acres: 0
Legal Description: INLOT 584 S44' LESS E70'
 (Note: Not to be used on legal documents.)
Land Use: 510 - SINGLE FAMILY DWLG
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)
Neighborhood: 00203 - BG- W OF MAIN, S OF WOOSTER
City: BOWLING GREEN CITY
Township: BOWLING GREEN CITY
School District: BOWLING GREEN CSD
Homestead Reduction: No
Owner Occupancy Credit: No
Board of Revision: No

Owners

Owner	Tax Payer Address
<u>DCG PROPERTIES OF BOWLING GREEN LLC</u>	<u>DCG PROPERTIES OF BOWLING GREEN LLC</u>
	516 E GYPSY LANE RD
	BOWLING GREEN OH 43402

Valuation

Assessed Year	2024	2023	2022	2021	2020
Land Value	\$22,400	\$22,400	\$15,000	\$15,000	\$15,000
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$56,000	\$56,000	\$50,800	\$50,800	\$50,800
Total Value (Appraised 100%)	\$78,400	\$78,400	\$65,800	\$65,800	\$65,800
Land Value	\$7,840	\$7,840	\$5,250	\$5,250	\$5,250
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$19,600	\$19,600	\$17,780	\$17,780	\$17,780
Total Value (Assessed 35%)	\$27,440	\$27,440	\$23,030	\$23,030	\$23,030

Land

Land Type	Unit Type	Units	Effective Frontage	Actual Frontage
L1 - REGULAR LOT	FD	44	44	44

Dwellings

Card: 1
 Number of Stories: 2.00
 Style:
 Year Built: 1928
 Year Remodeled: 0
 Rooms: 6
 Bedrooms: 3
 Full Baths: 1
 Half Baths: 0
 Family Rooms: 0
 Dining Rooms: 0
 Basement Garages: 0
 Condition: FAIR
 Fireplace Stacks: 0

Exterior Wall: FRAME/SIDING
 Heating: BASE
 Cooling: NONE
 Basement: FULL
 BASEMENT
 Attic: NONE
 Finished Living Area: 1248
 First Floor Area: 624
 Upper Floor Area: 624
 Half Floor Area: 0
 Total Basement Area: 624
 Basement Finish Type: RR1 - REC ROOM 1
 Finished Basement Area: 624
 Attic Area: 0
 Fireplace Openings: 0

Additions

Addition Code	Description	Area
PR1	PORCH FRAME - OPEN	147

Improvements

Improvement Code	Description	Dimensions	Area	Year Built
001	GARAGE FRAME	23 x 12	276	1930

Sales

Sale Date	Sale Price	Grantor	Grantee	No. Of Properties
6/11/2020	\$0.00	GERKEN CINDY J & GERKEN DAVID	DCG PROPERTIES OF BOWLING GREEN LLC	7
6/1/2020	\$0.00	GERMANN LARRY A	GERKEN CINDY J & GERKEN DAVID	3
11/19/2013	\$0.00	GERMANN LARRY A & NANCY J	GERMANN LARRY A	3
7/23/2013	\$150,000.00	GERMANN LARRY A	GERMANN LARRY A & NANCY J	3
6/21/1976	\$0.00		GERMANN LARRY A	1

Recent Sales In Area

Sale date range:

From:

11/0

To:

11/0

Search Sales by Neighborhood

Distance:

1500

Units:

1 ▼

Search Sales by Dist

Tax History

Tax Year	Description	Amount
2024 Pay 2025	First Half Net Tax	596.73
2024 Pay 2025	First Half Special Assessment	10.82
2024 Pay 2025	Second Half Net Tax	596.73
2024 Pay 2025	Second Half Special Assessment	10.82
2023 Pay 2024	First Half Net Tax	593.84
2023 Pay 2024	First Half Special Assessment	10.95
2023 Pay 2024	Second Half Net Tax	593.84
2023 Pay 2024	Second Half Special Assessment	10.95

Treasurer's Tax Bill

To receive more information on a specific area of the tax bill please [click here](#).

Tax Bill

Click Here to View Tax Details on the Treasurer's Site

Payments

Tax Year	Receipt Date	Receipt Number	Description	Amount
2024 Pay 2025	6/24/2025 12:00:00 AM	390071	Payment	\$607.55
2024 Pay 2025	2/14/2025 12:00:00 AM	353463	Payment	\$607.55
2023 Pay 2024	7/9/2024 12:00:00 AM	210451	Payment	\$604.79
2023 Pay 2024	2/13/2024 12:00:00 AM	116469	Payment	\$604.79
2022 Pay 2023	7/6/2023 12:00:00 AM	0	Legacy Payment	\$518.57
2022 Pay 2023	2/15/2023 12:00:00 AM	0	Legacy Payment	\$518.57
2021 Pay 2022	7/6/2022 12:00:00 AM	0	Legacy Payment	\$510.96
2021 Pay 2022	2/8/2022 12:00:00 AM	0	Legacy Payment	\$510.97
2020 Pay 2021	6/29/2021 12:00:00 AM	0	Legacy Payment	\$512.37
2020 Pay 2021	2/10/2021 12:00:00 AM	0	Legacy Payment	\$512.37

Sketches

UC Walton Realty & Auction Co., LLC **Co-Op Realtor Requirements:**

For a Co-Op Commission Split, please follow all guidelines listed below:

1). Buyer's Agent must email a completed Agency Disclosure Statement and Co-Op Realtor Form to UC Walton Realty and Auction Co. no less than Forty-Eight (48) Hours prior to the published Auction Date: **Monday, December 15th, 2025, at 6PM.**

2). Buyer's Agent must attend a public Open House or conduct a private showing with their client at the property listed above, no later than Seventy-Two (72) Hours before the date of the auction.

3.) Buyer's Agent must attend with their client and assist in their registration on the date of the auction. Buyer's Agent must remain present through the bidding process of the real estate auction and assist their client in completing all mandatory paperwork afterwards. Auction is held at the **Wood County Fairgrounds – Jr. Fair Building: 13800 W. Poe Road, Bowling Green, Ohio 43402.** If the buyer purchases the real estate via online bidding during the auction, the Buyer's Agent must be present at the auction to deliver the down payment on behalf of their client and will be responsible for getting final buyer signatures.

4.) Buyer's agent agrees to read, review and explain the Terms and Conditions for this auction with their client as set forth below:
DOWN PAYMENT: 10% of contract sales price due at the conclusion of the auction, on December 15th. Cash, Check and Wire Transfer are accepted. All down payments are **NON-REFUNDABLE.** **POSSESSION:** At closing. **CLOSING:** On or before January 30th, 2026. **TAXES:** Prorated to Closing Date. **RENTERS:** Currently residing in 542 ½ S. Main, 602 S. Main St. and 345 Buttonwood. They have until December 31st, 2025, to vacate. **BUYER'S PREMIUM:** A 10% Buyer's Premium will be added to the high bid to establish the contract sales price.

5.) Buyer's Agent will be compensated **2%** of the Buyer's Premium collected for every tract their client purchases at this auction, dated above. **Example:** High Bid on home: \$100,000 plus 10% Buyer's Premium (\$10,000), equates to a contract sales price of \$110,000. Buyer Agent would receive \$2,000.

(NEXT PAGE)



6.) Client is interested in the following properties:

(Used for Filing Agency & Co-Op Forms)

- 219 N. Maple St. Bowling Green, Ohio
- 157 S. Grove St. Bowling Green, Ohio
- 423 Clough St. Bowling Green, Ohio
- 345 Buttonwood Ave. Bowling Green, Ohio
- 542 S. Main St. Bowling Green, Ohio
- 602 S. Main St. Bowling Green, Ohio
- 207 S. Findlay Pike Portage, Ohio

By signing below, I/We agree to the UC Walton Realty and Auction Co-Op Realtor Requirements. Not completing all four (4) mandatory rules, I understand that I will not be entitled to a commission split that is offered for this particular auction and will have no cause of action against UC Walton Realty and Auction Co, or any of its employees, agents or auctioneers.

Buyer's Agent Signature: _____

Buyer's Agent Brokerage: _____

Buyer's Agent Client Name: _____

Buyer's Agent Email: _____

Auctioneer/Realtor's Signature: _____

UC Walton Realty & Auction Co., LLC Broker's Signature: _____

EMAIL ALL COMPLETED COPIES TO:

darbywalton@waltonauctionco.com

&

office@waltonauctionco.com

For questions, please call the Listing Auctioneers:

Darby J. Walton: (567) 232-2798

Sam R. Baer: (330) 424-8336

