

Rise Realty & Mgmt Co

Welcome On-Line Bidder!

Thank you for your interest in our upcoming Property for On-Line Auction. The following information is for your review and includes:

1. Auction Contract, Real Estate Forms, Terms & Conditions
2. Real Estate Information & Other Relevant Information

Please note this is an ON-LINE ONLY Real Estate Auction. All Bidders must register for the auction. Registration can be found at Auction Ohio's Website www.auctionohio.com. You can also search under the Affiliate Tab for Rise Realty.

Bidder's represented by a Real Estate Brokerage must be pre-registered at least 24 hours prior to auction. There will be a 10% (Ten Percent Buyer's Premium added to the Final Bid Price).

If successful, Bidder will be contacted after the auction. Auctioneer will setup a time to meet the Buyer to sign the contracts and accept the required non-refundable deposit (amount as advertised) in the form of a Cashier's Check made payable to Rise Realty & Mgmt Co. The deposit will be dispersed as stated in the contract at a successful closing of the said property.

Please review all of the documents and if you should need further information, we can be contacted at the information below.

Thank You and Good Luck!

RISE REALTY & Mgmt Co.

David Flood - Auctioneer- Realtor
614.783.8339

Audrey Barr - Realtor
740.974.2973



ON-LINE ONLY!

REAL ESTATE AUCTION!

1244 E Allen St - LANCASTER, OH



Bidding Open Now!
Auction Begins to End Sunday Evening
March 22, 2019 @ 7:00 PM

OPEN HOUSE: Monday, March 9 from 3 to 7PM or Call for Showing Appointment! Reserve Auction to settle the Estate of Vivian Rose Rowntree, Fairfield County Probate #20200013. *Auction Link & Bidder's Packet can be found at www.dafauction.com or on Auction Ohio's Website.* Approx 1250 sq foot Single-Story Single Family Home located near Lancaster Hospital. Home features 3 Bedrooms, 2 Full Bathrooms, Full Basement, Single Car Garage & Carport. House is located in the Floodplain. Fairfield County Parcel # 0534050600; Tax District City of Lancaster; Lancaster City School District; 2019 Taxes: \$1698.08. Personal Property sells March 8 at On-Line Auction.

ON-LINE REAL ESTATE TERMS: 10% BUYER'S PREMIUM will be added to the final bid price to establish Contract Selling Price and will be collected at closing. Property sells AS-IS with Reserve; Within (24) hours of the online auction (ending), the successful bidder is to execute the Real Estate Purchase Contract and tender the required \$1,000 nonrefundable earnest money deposit (Made payable to Rise Realty & Mgmt Co), balance due at closing. 45 days to close. Property Taxes prorated to closing. Seller will pay Title Insurance. Real Estate Agents, we co-operate but please Pre-Register at least 24 hours prior to auction. **NOTE:** We will contact the successful bidder the morning after the auction ends to make arrangements for getting the contract signed & receiving the deposit. \$1,000 deposit (Cash, Check, or Certified Bank Check).

RISE REALTY & Mgmt Co

ATTORNEY FOR THE ESTATE: THOMAS CORBIN

AUCTIONEER/REALTOR: DAVID FLOOD (614) 783-8339 - REALTOR: AUDREY BARR (740) 974-2973

ON-LINE BIDDING & MARKETING provided by AO REAL ESTATE® - Chris Davis Realtor-Auctioneer

See www.auctionzip.com (ID 5526) for Flyers & Pictures

Information is deemed reliable but not guaranteed.

Rise Realty
& Mgmt Co

Decide to Rise



DAF
Auction Inc.



100 Feet

0534050600

Property Record Card (Fairfield County, Ohio)

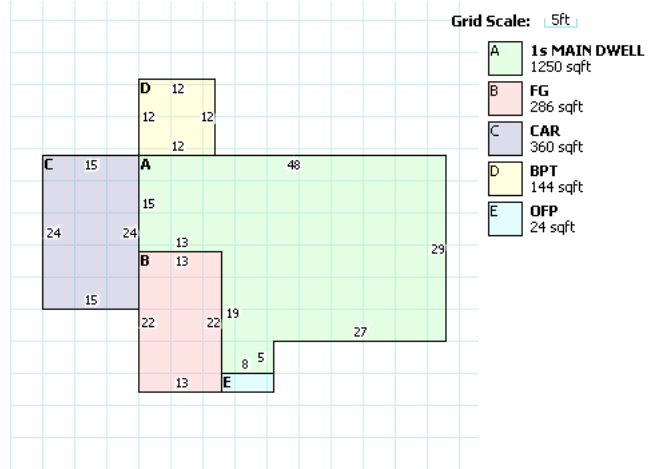
Parcel: 0534050600 Card: 1 of 1

Owner ROWNTREE VIVIAN R
Address 1244 E ALLEN ST
Land Use (510) R - SINGLE FAMILY DWELLING, PLATTE
Class RESIDENTIAL
Legal Description LANRECO PARK 2 ADD LOT 34

MAP



SKETCH



RESIDENTIAL

Building Style	RANCH	FullBaths	2
Sq.Ft.	1250	Half Baths	0
Year Built	1960	Basement	FULL
Stories	1	Basement Area	0
Exterial Wall	ALUMINUM/VINYL	Rec Room Area	260
Rooms	5	Heat Fuel Type	GAS
Bedrooms	3	Heat/Cool	CENTRAL HEAT / AIR CONDITION
Family Rooms	0	Attic	NONE
Fireplace Openings(Stacks)	0(0)	Trim	0

LAND

Desc.	Front	Depth	Acreage	SqFt	Value
BUILDING SITE	82	198	N/A	N/A	\$41,650

VALUATION

	Appraised	Assessed
Land Value	\$41,650	\$14,580
Building Value	\$94,980	\$33,240
Total Value	\$136,630	\$47,820
CAUV Value	\$0	
Taxable Value	\$47,820	

PERMITS

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price	Validity
10/1/2003	ROWNTREE VIVIAN R	EBBRECHT FREDERICK R	\$116,500.001 - MULTI-PARCEL	
4/8/1997	EBBRECHT FREDERICK R	EBBRECHT FREDERICK R	\$0.00	8 - UNVALIDATED

DWELLING COMPUTATIONS

Base Price	136,520	% Good	61
Plumbing	2,700	Market Adj.	
Basement	0	Functional	
Heating	4,780	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj. Factor	1
Subtotal	161,200	Additions	12,400
Ground Floor Area	1,250	Dwelling Value	94,980
Total Living Area	1,250		

Building Notes

OUTBUILDING DATA

Type	YrBlt	EffYr	Size	Area	Gr	Qty	ModCd	PH	FV	%Comp	Value
------	-------	-------	------	------	----	-----	-------	----	----	-------	-------

Ohio Association of REALTORS®
Residential Property Disclosure Exemption Form



To Be Completed By Owner

Property Address: 1244 E Allen St, Lancaster, OH 43130

Owner's Name(s): Estate of Vivian Rose Rowntree - Frank R. Rowntree Executor

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: Frank Rowntree EXEC

Date: 2-17-29

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.

LEAD DISCLOSURE SALES

Property Address: 1244 E Allen St Company: _____
 City: Lancaster State: OH Zip: 43130 Company Address: _____
 MLS#: _____ City: _____ State: _____ Zip: _____

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 (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.
- (b) Records and reports available to the seller (check (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) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

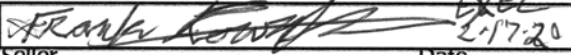
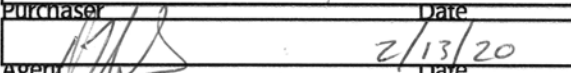
- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment 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)

- (f) 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.

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.

 Seller _____ Date <u>2/17/20</u>	Seller _____ Date _____
Purchaser _____ Date _____	Purchaser _____ Date _____
 Agent _____ Date <u>2/13/20</u>	Agent _____ Date _____



Rise Realty & Mgmt Co

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

We are pleased you have selected Rise Realty and Management Co. to help you with your real estate needs.

Whether you are selling, buying or leasing real estate, Rise Realty and Management Co. can provide you with 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. On these pages is information that explains the various services Rise Realty and Management Co. can offer and our options for working with you.

REPRESENTING SELLERS

Most sellers of real estate choose to list their home for sale 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, Rise Realty and Management Co. 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. It is the policy of Rise Realty and Management Co. to charge sellers a total commission consisting of six (6) percent of the selling price of the property on real estate transactions at the time of closing.

REPRESENTING 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 buyer's agency. Rise Realty and Management Co. 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. It is the policy of Rise Realty and Management Co. to charge buyers a total commission consisting of the cooperative split (expressed as a percentage) from the listing broker.

DUAL AGENCY

Occasionally the same agent who represents the seller also represents the buyer. This is referred to as dual agency. When Rise Realty and Management Co. and its agents become "dual agents," they must maintain a neutral position in the transaction. Rise Realty and Management Co. 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 Rise Realty and Management Co. and its agents become dual agents, it is the policy of Rise Realty and Management Co. to charge seller a total commission consisting of six(6) percent of the selling price of the property and to charge buyers a total commission consisting of the cooperative split (expressed as a percentage) from the listing broker.

In the event that you refuse to consent to dual agency or seek to terminate the agency relationship as a result of the proposed dual agency, Rise Realty and Management Co. management may determine which agency relationship to terminate. You may request that a separate agent of Rise Realty and Management Co. 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 Rise Realty and Management Co.

DIFFERENT RISE REALTY AND MANAGEMENT CO. AGENTS REPRESENTING THE BUYER AND SELLER

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

SUBAGENCY

Rise Realty and Management Co. does not act as a subagent nor allow other brokerages to act as a subagent for a seller.

COOPERATING WITH OTHER BROKERAGES Rise Realty and Management Co. will cooperate with other brokerages on an equal and consistent basis. This means Rise Realty and Management Co. and its agents 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 Rise Realty and Management Co. 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. Rise Realty and Management Co. does reserve the right, in some instances, to vary compensation offered through marketing services. Rise Realty and Management Co. may accept compensation from listing brokers even though Rise Realty and Management Co. represents the buyer. Rise Realty and Management Co. will not offer compensation to nor cooperate with subagents.

A SIGNED COPY OF THIS CONSUMER GUIDE TO AGENCY RELATIONSHIPS MUST BE RETAINED BY THE REALTOR.

Ohio law requires that Rise Realty and Management Co. provide you this Consumer Guide and ask you to sign the form 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.

Frank R. Rowntree - Executor

Name (Please Print)

<i>Frank Rowntree EXEC</i>	2-17-20
----------------------------	---------

Signature

Date

Name (Please Print)

--	--

Signature

Date

Agent Name: David Flood & Audrey Barr

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.

FAIR HOUSING STATEMENT

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 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.



www.riserealtyco.com



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: 1244 E Allen St, Lancaster, OH 43130

Buyer(s): _____

Seller(s): Estate of Vivian Rose Rowntree - Frank R Rowntree Executor

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____

AGENT(S)

BROKERAGE

The seller will be represented by Chris Davis, and AO Real Estate

AGENT(S)

BROKERAGE

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 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) Chris Davis and real estate brokerage AO Real Estate 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

BUYER/TENANT DATE

Frank Rowntree EXEC 2-17-20
SELLER/LANDLORD DATE

SELLER/LANDLORD DATE

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 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 broker and manager are dual agents. There are two exceptions to this. The first is where the broker or manager is personally representing one of the parties. The second is where the broker or manager is selling or buying his own real estate. These exceptions only apply if there is another 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 an attorney or to:

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100

CONSUMER GUIDE TO AGENCY RELATIONSHIPS



We are pleased you have selected AO Real Estate to help you with your real estate needs. Whether you are selling, buying or leasing real estate, AO Real Estate can provide you with 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. On these pages is information that explains the various services AO Real Estate 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 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 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.

Dual Agency

Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client, or disclose any personal or confidential information to the other party without written consent.

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.

Subagency

AO Real Estate does not act as a subagent nor allow other brokerages to act as a subagent for a seller.

Cooperating With Other Brokerages

AO Real Estate will cooperate with other brokerages on an equal and consistent basis. This means AO Real Estate and its agents 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 AO Real Estate's offer of compensation, unless specifically requested otherwise by the seller, even though the

buyer's brokerage 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. AO Real Estate does reserve the right, in some instances, to vary compensation offered through marketing services. AO Real Estate may accept compensation from listing brokers even though AO Real Estate represents the buyer. AO Real Estate will not offer compensation to nor cooperate with subagents.

A SIGNED COPY OF THIS CONSUMER GUIDE TO AGENCY RELATIONSHIPS MUST BE RETAINED BY THE REALTOR.

Ohio law requires that AO Real Estate provide you this Consumer Guide and ask you to sign the form to 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.

Frank R Rowntree - Executor

Name (Please Print)

Frank Rowntree EXEC
2-17-20

Signature

Date

Name (Please Print)

Signature

Date

Chris Davis AO Real Estate

Agent Name

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.

FAIR HOUSING STATEMENT

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 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. (Effective: 9/29/11)

©2015 AO Real Estate. All Rights Reserved. An Equal Opportunity Company. Equal Housing Opportunity.



Rise Realty & Mgmt Company
Real Estate Broker
355 E. Main St
Lancaster, OH 43130
Phone: 740-654-5552
Fax: 740-654-5212
Web Site: www.riserealtyco.com

David A. Flood, Auctioneer & Realtor
DAF Auction, Inc. & Rise Realty
Direct: 614-783-8339
Office: 614-834-3300
Email: dafauction@earthlink.net
Fax: 740-654-5212
Web Site: www.dafauction.com

Real Estate Purchase Contract

AUCTION

Date March 22, 2020

The undersigned Buyer(s) agrees to buy and the undersigned Seller(s) agrees to sell, through the Broker referred to below, upon the terms hereinafter set forth, the following real estate located in the State of Ohio, County of Fairfield, tax parcel number(s) 534050600, and more fully described as:

PROPERTY ADDRESS: 1244 E Allen St, Lancaster, OH

LEGAL: Lanreco Park 2 Add Lot 34 General Description: Single Family Home and the lot upon which it sits

Final Bid Price: _____ **Plus Buyer's Premium** _____ **Total Cash Purchase Price of:** _____

TERMS: 10% Buyer's Premium of the Final Bid Price is charged to the Buyer, collected at Closing and Paid to Rise Realty & Mgmt Company. Sales Commissions & Fees are paid based upon the Final Bid Price before Buyer's Premium. Buyer's Premium does not create an Agency Relationship with Purchaser and Rise Realty

EVIDENCE OF TITLE: For each parcel of real estate to be conveyed the Seller shall furnish the Buyer; good and merchantable title in fee simple, free and clear of all liens and encumbrances excepting (1) unpaid taxes and assessments; (2) those specifically set forth in this contract; (3) restrictions, conditions and easements of record; and (4) zoning ordinances & all legal highways. Seller to pay Title Insurance as needed.

DEED: Seller shall convey said premises by General Warranty Deed or Fiduciary Deed as appropriate.

TAXES AND ASSESSMENTS: The Seller shall pay the current taxes due and payable Prorated to date of closing, all delinquent taxes, penalties and interest, and all assessments now a lien, both current and reassessed and whether due or to become due. No CAUV tax recoupment paid by Seller.

FIXTURES & EQUIPMENT: The consideration shall include any fixtures, including but not limited to: built-in appliances; heating, central air conditioning, and humidifying equipment and their control apparatus; stationary tubs; pumps; water softening equipment (unless leased); roof antennae; attached wall-to-wall carpeting and attached floor coverings; curtain rods and window coverings excluding draperies and curtains; attached mirrors; light, bathroom and lavatory fixtures; storm and screen doors and windows, awnings, blinds and window air conditioners, whether now in or on the premises or in storage; garage door openers and controls; attached fireplace equipment; security systems and controls; attached fireplace equipment; security systems and controls (unless leased); smoke alarms, satellite TV system and components, all exterior plants and trees; and the following:

The following shall be excluded: _____

Buyer's Initials _____

Page 1

Seller's Initials _____

RENTALS, INTEREST, CONDOMINIUM CHARGES, INSURANCE, UTILITIES AND SECURITY DEPOSITS:

Adjustments shall be made through date of closing for: (a) rentals; (b) interest on any mortgage assumed by Buyer; (c) condominium or other association periodic charges; and (d) transferable insurance policies. Seller shall pay through date of possession, all accrued utility charges. Security deposits shall be transferred to Buyer at closing.

DAMAGE OR DESTRUCTION OF PROPERTY: Risk of loss to the real estate and appurtenances shall be borne by Seller until closing provided that if any property covered by this contract shall be substantially damaged or destroyed before this transaction is closed, the Buyer may (a) proceed with the transaction and be entitled to all insurance money, if any, payable to the Seller under all policies covering the property, or (b) rescind the contract, and thereby release all parties from liability hereunder, by giving written notice to the Seller and Broker within ten (10) calendar days after the Buyer has written notice of such damage or destruction. Failure by the Buyer to so notify the Seller and Broker shall constitute an election to proceed with the transaction.

DEPOSIT: Upon acceptance of the contract by all parties, Broker shall deposit the amount shown in the Deposit Receipt section of this contract in its trust account. Deposit will be forfeited and paid to Seller if terms of contract are not met by the Buyer by the expiration date. Forfeiture of deposit shall not prejudice the right of the non-defaulting party in any action for damages or specific performance against defaulting party. The deposit is due the day of the auction and is non-refundable unless the Seller cannot convey the deed or the Buyer elects to rescind the contract as a result of substantial damage or destruction to the property. At closing the Deposit will be credited toward the purchase price.

AUCTIONEER: Auctioneer, David A. Flood is licensed by the Ohio Department of Agriculture Auctioneer Program, 8995 E. Main Street, Bldg. 1, Reynoldsburg, OH 43068 & bonded by the State of Ohio under the Auction Recovery Fund The Auctioneer is licensed by the OH Department of Commerce as a Real Estate Agent w/Rise Realty & Mgmt Co.

ACKNOWLEDGMENTS: The parties acknowledge and agree that the purchase of real property encompasses many professional disciplines, and while Broker possesses considerable general knowledge, Broker is not an expert in matters of law, tax, financing, surveying, structural conditions, hazardous materials, environmental conditions, inspections, engineering, etc. The broker hereby advises the parties, and the parties acknowledge such advisement, to seek professional expert assistance and advice in these and other areas of professional expertise. In the event that Broker provides to the parties names of companies or sources for such advice and assistance, the parties acknowledge and agree that Broker does not warrant, guarantee or endorse the services and/or products of such companies or sources.

MISCELLANEOUS: Buyer has examined all property involved and, in making this offer, is relying solely upon such examination with reference to the condition, character and size of land and improvements and fixtures, if any. The Contract constitutes the entire agreement and there are no representations, oral or written, which have not been incorporated herein. Time is of the essence of all provisions of the Contract. All representations, covenants and warranties of the parties, contained in this Contract, shall survive the closing.

CLOSING AND POSSESSION: This Contract shall be performed and this transaction closed on or before May / 6 / 2020 unless the parties agree in writing to an extension. Seller is entitled to

possession through at funding. At the time Seller delivers possession, the property will be in the same condition as the date of acceptance of this contract, except as provided in the Damage or Destruction paragraph; normal wear and tear excepted; and all debris and personal property not included in this Contract shall be removed by Seller.

REMARKS: Property is being sold (AS, WHERE IS), in all respects with all faults and with NO expressed or implied warranties. Buyer is purchasing property (AS, WHERE IS), in all respects with NO exceptions. Buyer is aware any house and improvements built prior to 1978 could have Lead Base Paint.

DURATION OF OFFER: This offer shall be open for acceptance through 8:00 PM / March / 22 / 2020.
Time Month Day Year

Buyer's Initials _____

Seller's Initials _____

ADDITIONAL TERMS & CONDITIONS: Agreement is NOT Contingent upon Purchaser's ability to obtain financing

Successful Bidder will be contacted the morning after the auction closes and arrangements will be made to sign the Purchase Documents and tendering of the Earnest Money

NOTICE

OHIO FAIR HOUSING LAW: 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 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, 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.

RESIDENTIAL PROPERTY DISCLOSURE FORM: With respect to the sale of real property that has from one to four dwelling units, most Sellers will be required to provide the Buyer with a completed Property Disclosure Form complying with the requirements of Ohio law. If such disclosure is required, but is not provided, by the time the Buyer enters into this agreement, the Buyer may be entitled to rescind this agreement by delivering a document of rescission to the Seller or the Seller's Broker, provided such document of rescission is delivered prior to all three of the following dates:

- 1) The date of closing;
- 2) 30 days after the Seller accepted the Buyer's offer;
- 3) within three (3) business days following the receipt by Buyer or Buyer's agent of the Property Disclosure Form or amendment of that form.

OHIO'S SEX OFFENDER REGISTRATION AND NOTIFICATION LAW: Ohio's Sex Offender Registration and Notification Law require the local sheriff to provide written notice to certain members of the community if a sex offender resides in the area. The notice provided by the sheriff is a public record and is open to inspection under Ohio's Public Records Law. Therefore, you can obtain information from the sheriff's office regarding the notices they have provided pursuant to Ohio's Sex Offender registration Notification Law.

GENERAL DISCLOSURE

It is strongly recommended, by Rise Realty & Mgmt Co, that all parties to any real estate transaction be represented by legal counsel. There are aspects of any such transaction which are strictly legal in nature, and only an attorney at law is qualified to discern and to offer advice upon such matters.

It is also strongly recommended that the Buyer, prior to the auction, retain the services of a home inspector, surveyor, structural engineer or other professional to satisfy the Buyer as to any and all aspects of the physical condition of the Property. Prior to bidding and entering into a contract on this property the Buyer shall have completed any and all inspections to satisfy any concerns that the Buyer might have regarding the condition of this property. The Listing Broker, Rise Realty & Mgmt Co, makes no representations or warranties regarding the physical condition of the Property.

This disclosure is made for the purpose of protecting the interest of all clients and customers of the Listing Broker, Rise Realty & Mgmt Co.

Buyer's Initials _____

Page 3

Seller's Initials _____

The undersigned **BUYER** agrees to the terms herein and acknowledges the receipt hereof:

The undersigned **SELLER** agrees to the terms herein and acknowledges the receipt hereof:

Signature _____

Signature _____

Print Name _____

Print Name _____

Signature _____

Signature _____

Print Name _____

Print Name _____

Address: _____

Address: 1244 E Allen St

Phone: _____

Phone: _____

Date Signed: _____

Date Signed: _____

BUYER'S Attorney: _____

SELLER'S Attorney: _____

Phone: _____

Phone: _____

SELLING Broker _____

LISTING Broker Rise Realty & Mgmt Co

Broker # _____

Broker # _____

Phone _____ Fax _____

Phone 740-654-5552 Fax 740-654-5212

Address: _____

Address: 355 E Main St

SELLING Agent _____

LISTING Agent Audrey Barr

MLS# _____ Home Phone _____

MLS# _____ Home Phone 740-974-2973

Cell Phone _____

Cell Phone _____

Home Fax _____

Home Fax 740-654-5212

SELLING Agent _____

LISTING Agent David Flood

MLS# _____ Home Phone _____

MLS# 413270 Home Phone 614-783-8339

Cell Phone _____

Cell Phone _____

Home Fax _____

Home Fax _____

DEPOSIT RECEIPT

Broker acknowledges receipt of the sum of \$1,000.00 by cash / check which shall be held, deposited and disbursed pursuant to the Deposit paragraph. **Please make all checks payable to the following:**

Rise Realty & Mgmt Co

Received by: _____

Date of Receipt: _____