

## **BID PACKET**

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Diana C. Workman Estate

# **ABSOLUTE REAL ESTATE AUCTION**



**1628 McTAVISH DRIVE  
CLARKSVILLE, IN 47129**



**TUESDAY, MARCH 10 @ 4PM**

**HARRITT  
GROUP INC.**

**HARRITGROUP.COM**

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



**REAL ESTATE AUCTION TERMS AND CONDITIONS**

**1628 McTavish Drive, Clarksville, Indiana**

**Tuesday, March 10, 2020**

**Each property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.**

**REGISTRATION REQUIRED** Onsite bidder registration will begin one hour before the auction. All bidders must provide a valid driver's license and current address. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions. The Harritt Group staff is always available on auction day to assist any bidder who has questions. If you need assistance prior to please call our office at 812-944-0217.

**BIDDING LIVE ONSITE** Bidding in this auction is being conducted live onsite.

**BUYER'S PREMIUM** A buyer's premium of ten percent (10%) of the high bid shall be added to the hammer bid price and included in the total purchase price to be paid by the successful bidder(s). Example: Hammer Bid Price \$100,000 plus a 10% buyer's premium equals a contract purchase price of \$110,000.

**MANNER OF PAYMENT** - A 10% non-refundable down payment in the form of cash or check is due immediately following the auction with the signing of a legally binding purchase agreement.

**CLOSING** All auctions are a cash sale and the balance of the purchase price will be due in 40 days. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

**POSSESSION** - Seller will give possession at closing.

**INSPECTION** - Property is being sold "As Is" with no contingencies and no warranties expressed or implied by the seller or the auction company. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and due diligence concerning the property and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. All information contained in the advertising and all related materials is subject to the terms and conditions outlined in the purchase agreement. All measurements are per courthouse records.

*Buyer acknowledges that in every neighborhood there are conditions that others may find objectionable. The buyer shall, therefore, be responsible to become fully acquainted with the neighborhood and other off-site conditions that could affect the Property.*

**FLOOD DESIGNATION** - Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *Our records indicate that the property is not located in a flood zone.*

**EVIDENCE OF TITLE** - Seller will provide merchantable title via a deed. Cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. The buyer is accepting title subject to all recorded or unrecorded covenants, restrictions, and easements.

**REAL ESTATE TAXES & ASSESSMENTS** - All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the day immediately prior to the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

**FEDERAL LEAD-BASED PAINT DISCLOSURE** 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. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

**SELLS ABSOLUTE WITH ALL CONTENTS INCLUDED** - Home sells to the highest bidder in as found condition with all contents included.

**BROKER PARTICIPATION** A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

**PRE-AUCTION SALES** Pre-auction offers must meet all auction terms and be submitted to the Auctioneer on the Auction Purchase Agreement along with the required deposit. Properly submitted offers will be presented to the seller, who may accept or reject such offer in their sole and absolute discretion.

**AGENCY** The Harritt Group is acting exclusively as agents for the seller.

**Client Detail**

**1628 McTavish Drive, Clarksville, IN 47129**

**\$0**

Listing #: **202006162** Total Finished Sqft: **1,104** Above Grade Finished SqFt: **1,104** Active (02/25/20)



Prop Type: **Residential/Farm** SubType: **Residential**  
 County: **Clark** Township: **Jeffersonville**  
 Subdivision: **No** School Dst: **Greater Clark**  
 Subdiv Nm: Parcel#: **102403100025000013**  
 Beds: **3** Lot Sz: **0.3974 / 17,311**  
 Baths: **1 (1 0)** Lot Size Src: **Assessor**  
 Abv Grd SF: **1,104** Lot Dim:  
 Tot Fin SF: **1,104** Year Built: **1954**  
 New Const: **No** Annual Tax: **945**  
 Home Warranty: **No** Tax Year: **2018/2019**  
 Land Assess: **14,900** DOM: **0**  
 Improvements: **80,100** HOA \$: **/**  
 Total Assess: **95,000**

Directions: **I-65 to Clarksville Exit #4. West 1.9 miles on Lewis and Clark Parkway just past Jim Butner Auto Group to right on McTavish Drive. Continue .4 mile to auction on right near the end of the dead-end street.**

Legal: **GT 31 LOT 6 & GT 31 Johnson Add .117AC**

Tot Deductions: <b>\$62,325</b>	<u>Deduction Type</u>	<u>Comment</u>	<u>Deduction Type</u>	<u>Comment</u>
	Supplemental Homestead	\$17,325	Homestead Standard	\$45,000

**Remarks**

Absolute Real Estate & Vehicle Auction Tuesday, March 10 @ 4PM. Selling live onsite to the highest bidder a circa 1950's 3-bedroom home with garage selling with entire contents on large lot located on dead-end street near Providence Way off Lewis & Clark Parkway. Home and grounds are in need of renovation and clean up - selling in as-found condition with all contents (excluding vehicles) included. Utilities are turned off. Home on septic. Clarksville sewers available on the street. Enclosed porch 11' x 16'. Property has two parcels selling together as a whole. The home address of 1628 McTavish Drive is a 70' x 155' lot. 1626 McTavish Drive is an adjoining 35' x 155' lot'. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS 10% Non-refundable down payment day of auction, balance due in 40 days. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction. OPEN INSPECTION Tuesday, March 10 from 2-4 PM or call for an appointment.

**Amenities**

Type: <b>1 Story</b>	Foundation: <b>Concrete Block</b>
Zoning: <b>Residential</b>	Basement: <b>Yes</b> Basement Type: <b>Full, Unfinished</b>
Construction: <b>Frame On-Site</b>	Laundry: <b>Yes</b> Laundry Location: <b>First Level</b>
Outbuildings: <b>Garage</b>	Laundry Type: <b>Other</b>
# Fireplaces: <b>1</b> Fireplace: <b>Woodburning</b>	Road Frontage: <b>105'</b>
Appliances: <b>Microwave, Oven Self Clean, Range / Oven, Refrigerator</b>	
Lot Description: <b>Dead End Street</b>	
Exterior Type: <b>Stone, Vinyl Siding</b>	
Exterior Feat: <b>Enclosed Porch, Ramp</b>	
Interior Feat: <b>Ceiling Fan(s), Eat-in Kitchen, Sump Pump</b>	
Road Type: <b>Paved</b>	

**Measurements**

Above Grade Finished: <b>1,104.0</b>	Nonconform Finished: <b>0.0</b>
Above Grade Unfinish: <b>0.0</b>	Nonconform Unfinish: <b>0.0</b>
Below Grade Finished: <b>0.0</b>	TFLS: <b>1,104</b>
Below Grade Unfinish: <b>1,104.0</b>	

**Room Sizes & Levels**

Total Rooms: **5** Garage: **Y** Garage Size: **24 x 20** Garage Type: **Detached, Side Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	17 x 12.6	1st Floor	Wood	
Kitchen	19 x 7	1st Floor	Vinyl	
Bedroom	10.6 x 10	1st Floor	Carpet	
Bedroom	10 x 10.6	1st Floor	Carpet	
Bedroom	12.6 x 11	1st Floor	Wood	
Bathroom Full	6.6 x 6.6	1st Floor	Tile	

**Utilities**

Water Heater: <b>Natural Gas</b>	Heat Type: <b>Forced Air</b>
Water Type: <b>Public Onsite</b>	Cooling Type: <b>Central Air</b>
Natural Water:	Fuel Type: <b>Nat Gas</b>
Sewer Type: <b>Septic Onsite, Sewer Available</b>	

**General Information**

Possession: <b>At Closing</b>	Covenants & Restr: <b>Unknown</b>
Flood: <b>No</b>	Sign: <b>Yes</b>
Seller Will Lease: <b>No</b>	Terms: <b>No</b>

10-24-03-100-025.000-013  
 General Information  
 Parcel Number  
 10-24-03-100-025.000-013  
 Local Parcel Number  
 24-00004-047-1  
 Tax ID:

Routing Number  
 031.000

Property Class 510  
 1 Family Dwell - Platted Lot  
 Year: 2020

Location Information  
 County  
 Clark  
 Township  
 JEFFERSONVILLE TOWNSHIP  
 District 013 (Local 024)  
 CLARKSVILLE TOWN-GCS-OFW  
 School Corp 1010  
 GREATER CLARK COUNTY  
 Neighborhood 10045165  
 13 RES AREA 12  
 Section/Plat

Location Address (1)  
 1628 MCTAVISH DRIVE  
 JEFFERSONVILLE, IN

Zoning  
 Subdivision

Lot

Market Model  
 N/A

Characteristics  
 Topography Flood Hazard   
 Level ERA   
 Public Utilities Water, Gas, Electricity   
 Streets or Roads Paved   
 TIF   
 Neighborhood Life Cycle Stage  
 Static  
 Printed

Review Group  
 Wednesday, February 19, 2020

Workman Richard D & Diana C  
 Ownership  
 Workman Richard D & Diana C  
 1628 McTavish Drive  
 Clarksville, IN 47129

Legal  
 GT 31 LOT 6

1628 MCTAVISH DRIVE  
 510, 1 Family Dwell - Platted Lot  
 Transfer of Ownership  
 Date  
 08/20/2015  
 03/01/2010  
 01/01/1900  
 Owner  
 Workman Richard D & Diana C  
 Workman Sheila & Mol  
 WORKMAN SHEILA

13 RES AREA 12/10045165  
 Notes  
 10/22/2014 GENERAL : REASSESSMENT ADDED.  
 CENTRAL AIR, BR/FR 9.1 ON DWELLING. FK  
 KH  
 7/5/2012 GENERAL : REASSESSMENT CHANGE  
 GARAGE TO POOR CONDITION KS. KH  
 4/22/2002 : 8-19-96-F133-NO REC ROOM. G.C.



Valuation Records (Work in Progress values are not certified values and are subject to change)

2020	2019	2018	2017	2016	2015
Assessment Year	Assessment Year	Assessment Year	Assessment Year	Assessment Year	Assessment Year
WIP	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	GenReval
02/17/2020	03/31/2019	04/27/2018	04/13/2017	05/12/2016	05/26/2015
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required					
Land	\$14,400	\$14,400	\$14,400	\$14,400	\$14,400
Land Res (1)	\$14,400	\$14,400	\$14,400	\$14,400	\$14,400
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$80,100	\$77,500	\$75,900	\$75,000	\$76,000
Imp Res (1)	\$80,100	\$77,500	\$75,900	\$75,000	\$76,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$94,500	\$91,900	\$90,300	\$89,400	\$90,400
Total Res (1)	\$94,500	\$91,900	\$90,300	\$89,400	\$90,400
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Res Market Elig %	Res Market Factor	Value
91R A	0	0.2800	\$27,000	\$51,570	\$14,440	0%	100%	\$14,440

Land Computations

Calculated Acreage	0.28
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.28
91/92 Acres	0.00
Total Acres Farmland	-0.28
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$14,400
91/92 Value	\$0
Supp. Page Land Value	\$14,400
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$14,400

Data Source N/A Collector Appraiser

**General Information**

Occupancy Single-Family  
 Description SINGLE-FAMILY RESI  
 Story Height 1  
 Style N/A  
 Finished Area 1104 sqft  
 Make

**Plumbing**

#	TF
Full Bath	1
Half Bath	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	3

**Floor Finish**

Tile  
 Carpet  
 Unfinished  
 Other

**Accommodations**

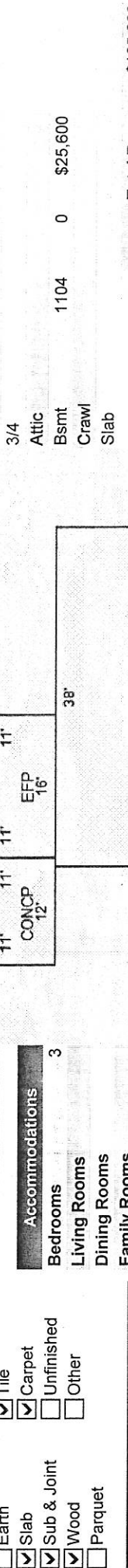
Bedrooms 3  
 Living Rooms  
 Dining Rooms  
 Family Rooms  
 Total Rooms 5

**Wall Finish**

Plaster/Drywall  
 Unfinished  
 Paneling  
 Other  
 Fiberboard

**Roofing**

Built-Up  
 Metal  
 Asphalt  
 Slate  
 Tile  
 Wood Shingle  
 Other



Description	Area	Value
Stoop, Masonry	36	\$1,400
Porch, Enclosed Frame	176	\$8,900
Patio, Concrete	132	\$700

Description	Count	Value
Specialty Plumbing		

Res Eligibl	Story Height	Year Built	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	RCN	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: SINGLE-FAMILY RESI	100%	1954	66	A	\$28.95	0.91	\$28.95	\$100,901	2,208 sqft	\$100,901	47%	\$53,480	0%	100%	1,400	1.0000	\$74,900
2: DETACHED GARAGE	100%	1965	55	P	\$28.95	0.91	\$28.95	\$10,622	504 sqft	\$10,622	65%	\$3,720	0%	100%	1,400	1.0000	\$5,200

**Summary of Improvements**

Sub-Total, One Unit	\$11,000
Sub-Total, 1 Units	\$11,000
Exterior Features (+)	\$0
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.90
Location Multiplier	0.91
Replacement Cost	\$100,901

Adjustments	Total Base	1 Row Type Adj. x 1.00	Total
Unfin Int (-)	\$0		\$0
Ex Liv Units (+)	\$0		\$0
Rec Room (+)	\$0		\$0
Loft (+)	\$0		\$0
Fireplace (+)	\$4,300	MS:1 MO:1	\$4,300
No Heating (-)	\$0		\$0
A/C (+)	\$2,900	1:1104	\$2,900
No Elec (-)	\$0		\$0
Plumbing (+/-)	\$0	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)	\$0		\$0
Elevator (+)	\$0		\$0
<b>Sub-Total, One Unit</b>	<b>\$112,200</b>		<b>\$112,200</b>

**10-24-03-100-028.000-013**  
**General Information**  
 Parcel Number  
 10-24-03-100-028.000-013  
 Local Parcel Number  
 24-00004-048-1  
 Tax ID:

**Routing Number**  
 032.000  
**Property Class 500**  
 Vacant - Platted Lot

**Year: 2019**  
**Location Information**  
 County  
 Clark  
 Township  
 JEFFERSONVILLE TOWNSHIP  
 District 013 (Local 024)  
 CLARKSVILLE TOWN-GCS-OFW  
 School Corp 1010  
 GREATER CLARK COUNTY  
 Neighborhood 10045165  
 13 RES AREA 12  
 Section/Plat

**Location Address (1)**  
 1626 MCTAVISH DRIVE  
 JEFFERSONVILLE, IN

**Zoning**  
 91rr A  
**Subdivision**

**Lot**

**Market Model**  
 N/A

**Characteristics**  
 Topography  Flood Hazard Level  
 Public Utilities ERA   
 Streets or Roads TIF   
 Neighborhood Life Cycle Stage Paved   
 Printed  
 Friday, April 26, 2019  
 Review Group

**Workman Richard D & Diana C**  
**Ownership**  
 Workman Richard D & Diana C  
 1628 McTavish Drive  
 Clarksville, IN 47129

**Legal**  
 GT 31 JOHNSON ADD .117 AC



**Valuation Records (Work in Progress values are not certified values and are subject to change)**

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2019	WIP	02/25/2019	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$500
2019	Annual-Adj	03/31/2019	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$500
2018	Annual-Adj	04/27/2018	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$500
2017	Annual-Adj	04/13/2017	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$500
2016	Annual-Adj	05/12/2016	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$500
2015	GenReval	05/26/2015	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$500

**Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')**

Land Pricing Soil Type	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Res Market Value
91rr A	0	0.1174	1.00	\$4,600	\$4,600	\$540	\$540

**1626 MCTAVISH DRIVE**  
**Transfer of Ownership**  
 Date  
 08/20/2015  
 Owner  
 Workman Richard D & Diana C  
 Doc ID  
 201514947  
 Book/Page  
 PR /  
 Adj Sale Price  
 \$0  
 V/I  
 I  
 01/01/1900  
 WORKMAN SHEILA & WORKMAN SHEILA & WD /  
 \$0  
 I

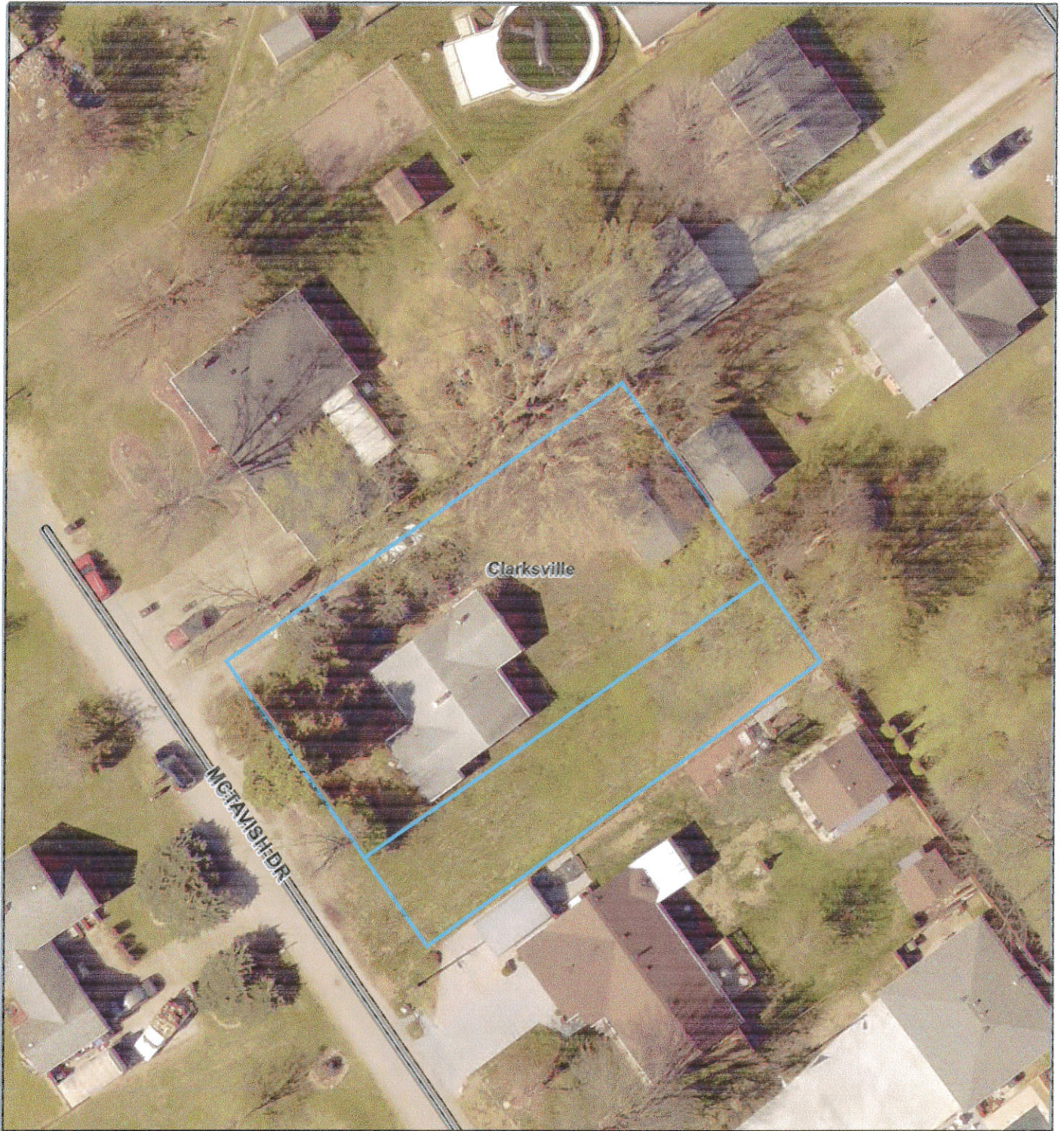
**13 RES AREA 12/10045165**  
**Notes**  
 10/22/2014 GENERAL : REASSESSMENT NO CHANGE JF. KH  
 7/5/2012 GENERAL : REASSESSMENT NO CHANGE KS. KH  
 11/14/2001 : VACANT LOT

**Land Computations**

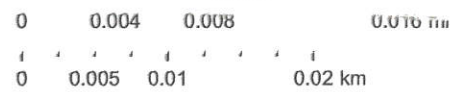
Calculated Acreage	0.12
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.12
Total Acres Farmland	-0.12
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$500
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$500
CAP 3 Value	\$500
<b>Total Value</b>	<b>\$500</b>

**Data Source** N/A  
**Collector**  
**Appraiser**

1626 & 1628 McTavish Drive, Clarksville, IN 47129



1:500







LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

For use only by members of the Indiana Association of REALTORS®

PROPERTY ADDRESS: 1628 McTavish Dr, Clarksville, IN 47129

LEAD WARNING STATEMENT

Every buyer 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.

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) X 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 buyer with all available records and reports including Seller's Residential Real Estate Sales Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below):
(ii) X Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

- (c.) Buyer has received copies of all information listed above.
(d.) Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
(e.) Buyer 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.

BROKER'S ACKNOWLEDGMENT (initial)

(f.) Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

1628 McTavish Dr, Clarksville, IN 47129
(Property Address)

47 **CERTIFICATION OF ACCURACY**

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

50  
51 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be  
52 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this  
53 *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that  
54 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original  
55 document shall be promptly delivered, if requested.

56  
57 *[Signature]* 2/14/20 \_\_\_\_\_  
58 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE  
59  
60 *[Signature]* \_\_\_\_\_  
61 PRINTED PRINTED  
62  
63 \_\_\_\_\_  
64 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE  
65  
66 PRINTED PRINTED  
67 *[Signature]* 2-14-2020 \_\_\_\_\_  
68 LISTING BROKER DATE SELLING BROKER DATE  
69  
70



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.  
Form #37. Copyright IAR 2020



1628 McTavish Dr, Clarksville, IN 47129  
(Property Address)

Page 2 of 2 (Lead-Based Paint - Sales)