



## Johnson Auctioneers, LLC

7393 N. Dearborn Road  
Guilford, IN 47022  
auctioninfo@etczone.com  
(812) 576-0157 or (513) 403-6734

Susan Johnson, CAI, BAS, CES  
Auctioneer / Realtor  
Ohio Real Estate License # 2015000435

### Bidder Information Packet

1. Welcome Ladies and Gentleman to this Auction for Real Estate.
2. This Real Estate auction is for 1710 Centerridge Avenue; Cincinnati, OH 45031 on Saturday, June 16, 2018 at 12 (Noon) EST. Property can be viewed and/or inspected on any day with appointment made through Auctioneer/Realtor or Real Estate Agent/Realtor, during the Open House or the Day of the Auction. No inspections performed AFTER the home is sold with the Auction Method of Marketing will affect the outcome of the auction. You hereby confirm that by bidding today you have either inspected the home or waive your right to do so.
3. Buyer hereby acknowledges that closing must take place on or before July 31, 2018 (45 days from Date of Auction). **Time is of the essence.**
4. Upon being the successful accepted high bidder, you shall enter into a purchase contract with the completion of the following:
  - a. A \$5,000 non-refundable down payment by cash or personal check shall be made and then deposited by Re/Max Preferred Group/Broker **on the day of the auction.**
  - b. Purchaser agrees to have financing in order and ready to close on or before July 31, 2018. **Have finances ready!**
  - c. The balance of purchase price shall be paid by cash, certified check or approved money order.
  - d. According to other terms and conditions the purchaser may pay full amount due on day of sale if desired. If the buyer is unable to complete transaction according to these terms for any reason the buyer's deposit shall be forfeited and legal action may be instituted.
5. Owner will be responsible for insurance to cover risk of destruction of substantial damage by fire or Act of God prior to closing. In the event the improvement on said property is so destroyed, the purchaser may elect to terminate this contract and receive a return on any and all amounts paid.
6. Owner shall be responsible for all transfer taxes, deed preparation fees, and guarantees to convey a marketable title. All taxes will be prorated to closing date. Buyer will be responsible for all other Closing fees.
7. Possession will be immediate at the time closing. Nothing can be done to the property until that time.
8. Buyer certifies they have had time to inspect or waives their right to inspect the subject property prior to the auction.
9. The property is being sold as is, where is and without recourse or any other contingencies. Purchaser is relying upon his/her own examination of the real estate for its physical character and condition, and not upon any representations made by the real estate agents/Auction Firm involved unless these representations were made in writing.
10. Buyer hereby acknowledges that the Auction Firm/Broker represents the Seller in this transaction. An Agency Disclosure Statement must be signed by the high bidder and owner in accordance with the law of this state.
11. Agents must submit the Broker/Buyer Registration Form and must be present at the Auction with their Client. Commission shall be paid to Brokers representing primary bidders only.
12. Selling with owner's confirmation.



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5968 Bridgetown Road  
 Cincinnati, OH 45248  
 susan.johnson.remax@gmail.com  
 (513) 698-6800 or (513) 403-6734



(This is a legally binding contract. If not understood, seek legal advice. For real estate advice, consult your Realtor)

**CONTRACT TO PURCHASE REAL PROPERTY AT AUCTION**

DATE: \_\_\_\_\_, 2018

1. PROPERTY DESCRIPTION: The undersigned (Purchaser) hereby offers to purchase from the Seller, the real property known as: \_\_\_\_\_ Parcel ID# 595-0001-0590-00 -- 1710 Centerridge Avenue; Cincinnati, OH 45231

2. INCLUDED IN SALE: The real property shall include the land, together with all improvements, thereon all appurtenant rights, privileges, easements.

3. SELLERS CERTIFICATION: Seller certifies that to the best of his/her knowledge, all fireplaces, chimneys, electrical, plumbing, including water wells and septic sewage systems, heating, and air conditioning systems, and all other items stated in Paragraphs 2 & 9 to be included in the sale are and will be operational and free of all known material defects on date of possession with the exception of when the Real Property is being sold as part of an Estate, Trust or similar. Regardless of previous statement the real property is being sold "AS IS", mechanics liens or material man's liens which could affect the title to the property except OF RECORD. There are no property tax abatements or homestead exemptions on the property, except of resolutions that have been enacted or adopted authorizing work or improvements for which the property may be assessed, and no City, County or State orders have been served upon Seller requiring work to be done or improvements to be made, which have not been performed except OF RECORD.

PURCHASER IS RELYING SOLELY UPON HIS/HER EXAMINATION OF THE PROPERTY, SELLER'S CERTIFICATIONS HEREIN REQUIRED, IF ANY, FOR THE INFORMATION REGARDING THE PROPERTY'S PHYSICAL CONDITION AND CHARACTER AND NOT UPON ANY REPRESENTATIONS BY THE BROKER, REAL ESTATE AGENTS OR AUCTION FIRM INVOLVED, WHO SHALL NOT BE RESPONSIBLE FOR ANY DEFECTS IN THE PROPERTY.

4. PRICE AND TERMS: Purchaser agrees to pay the purchase price of \_\_\_\_\_ ( \$ \_\_\_\_\_ ) for a **Contract Price of \$ \_\_\_\_\_** for the Real Property as follows: A non-refundable (except in the case of a non-marketable title) down payment of **Five Thousand dollars (\$ 5,000.00)** of the Total Contract Price will be collected at close of auction and will apply toward the Purchase Price. This non-refundable earnest/escrow money to apply toward the purchase price will be deposited by Re/Max Preferred Group upon acceptance into an escrow account pending closing. *If the Purchaser defaults in the performance of this contract, then the Escrow money shall be forfeited, not as liquidated damages, but to apply to damages which may be suffered on account of said default.* **CLOSING ON OR BEFORE July 31, 2018 unless agreed upon by all parties in writing.**

5. BALANCE: The balance of the Purchase Price shall be paid by wire transfer, certified, cashier's, official bank, attorney or title company trust account check on date of Closing.

6. FINANCING CONTINGENCY: This purchase is not contingent upon the Purchaser obtaining financing. **There are no buyer contingencies.** OTHER CONTINGENCIES/ AGREEMENTS: The contract is contingent upon: DUE DILIGENCE INSPECTION OR THE WAIVER OF ANY INSPECTION BY PURCHASER PRIOR TO AUCTION. **REAL PROPERTY IS BEING SOLD IN "AS IS" CONDITION WITH NO RECOURSE.**

7. INCLUSIONS/EXCLUSIONS OF SALE: The Real Estate shall include the land, together with all improvements thereon, all appurtenant rights, privileges, easements, fixtures, and all of, but not limited to, the following items if they are now located on the Real Estate and used in connection therewith: electrical; plumbing; heating and air conditioning equipment, including window units; bathroom mirrors and fixtures; shades; blinds; awnings; window rods; window/door screens, storm windows/doors; shrubbery/landscaping; affixed mirrors/floor covering; wall-to-wall, inlaid and stair carpeting (attached or otherwise); fireplace inserts; fireplace screens/glass doors; wood stove; gas logs and starters; television mounting brackets (excluding televisions), aerials/rotor operating boxes/satellite dishes (including non-leased components); water softeners; water purifiers; central vacuum systems and



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46 equipment; garage door openers/operating devices; the following built-in appliances: ranges / ovens / microwaves  
 47 / refrigerators / dishwashers / garbage disposers / trash compactors / humidifiers; all security alarm systems and  
 48 controls; all affixed furniture / fixtures; utility / storage buildings / structures; inground / above ground swimming  
 49 pools and equipment; swing sets/play sets; affixed basketball backboard/pole; propane tank/oil tank and contents  
 50 thereof; electronic underground fencing transmitter and receiver collars; except the following: which are leased in  
 51 whole or in part (please check appropriate boxes);  water softener;  security/alarm system;  propane tank;  
 52  satellite dish;  satellite dish components: \_\_\_\_\_ . THE FOLLOWING ITEMS  
 53 (WHICH ADD NO ADDITIONAL VALUE TO THE REAL ESTATE) ARE SPECIFICALLY INCLUDED WITH THE REAL ESTATE:  
 54 \_\_\_\_\_  
 55 \_\_\_\_\_

56 THE FOLLOWING ITEMS ARE SPECIFICALLY EXCLUDED FROM THE REAL ESTATE: \_\_\_\_\_  
 57 \_\_\_\_\_

58 8. CERTIFICATION OF OWNERSHIP: Seller certifies that Seller owns all of the items listed in Section 7 and that they will be free  
 59 and clear of any debt, lien or encumbrances at closing (except as listed in Section 17 of this Contract). Seller also represents  
 60 that those signing this Contract constitute all of the owners of the title to the real property and other items as listed in Section  
 61 7, together with their respective spouses.

62 9. MAINTENANCE: Until physical possession is delivered to the Buyer, Seller shall continue to maintain the Real Estate, as  
 63 described in Section 3, including the grounds and improvements thereon. Seller shall repair or replace any appliances and/or  
 64 equipment currently in normal operating condition that fail prior to possession. Seller further agrees that until physical  
 65 possession is delivered to the Buyer, the Real Estate will be in as good condition as it is presently, except for normal wear and  
 66 casualty damage from perils insurable under a standard all risk policy. If, prior to Closing, the Real Estate is damaged or  
 67 destroyed by fire or other casualty, Buyer shall have the option to (a) proceed with the Closing, or (b) terminate this Contract.  
 68 While this Contract is pending, Seller shall not change any existing lease or enter into any new lease, nor make any substantial  
 69 alterations or repairs without the written consent of the Buyer. Buyer and Seller agree that Buyer shall be provided the  
 70 opportunity to conduct a walk-through inspection of the Real Estate within 48 hours prior to Closing, solely for the purpose of  
 71 ascertaining that the Seller has maintained the Real Estate as required herein and has met all other contractual obligations.  
 72 Upon Closing, Buyer shall become responsible for any risk of loss and for insurance for the Real Estate.

73 10. POSSESSION AND OCCUPANCY: Subject to rights of tenants, possession/occupancy shall be given  at Closing   
 74 on or before \_\_\_\_\_ o'clock  (A.M.)  (P.M.)  (Noon) EASTERN/DAYLIGHT STANDARD TIME on  
 75 \_\_\_\_\_, or such earlier date that the Seller so notifies the Buyer. Nothing can be done  
 76 to the property until that time. Until such time, Seller shall have the right of possession/occupancy free of rent,  
 77 unless otherwise specified, but shall pay for all utilities used. Seller shall order final meter readings to be made as  
 78 of the occupancy date for all utilities serving the Real Estate and Seller shall pay for all final bills rendered from  
 79 such meter readings. Seller acknowledges and agrees that prior to Buyer taking possession of the Real Estate,  
 80 Seller shall remove all personal possessions not included in this Contract and shall remove all debris. Time is of the  
 81 essence. If Seller fails to vacate as agreed, Seller shall be responsible for all additional expenses, including  
 82 attorney's fees, incurred by Buyer to take possession as a result of Seller's failure to vacate.

83 11. Seller and Purchaser authorize disclosure of this sales information to the Multiple Listing Service of Cincinnati, and  
 84 to any other multiple listing service to which Realtor is a member and further authorize MLS information.

85 12. BUYER WAIVES THE REAL ESTATE INSPECTIONS: Buyer acknowledges that Buyer has been advised by REALTOR® to  
 86 conduct inspections of the Real Estate prior to the auction of the property. Buyer waives a TERMITE AND WOOD-  
 87 BORING INSECT INSPECTION. Buyer waives THE LEAD-BASED PAINT INSPECTION and acknowledges receipt of the  
 88 Lead Based Paint Disclosure Form.

89 SELLER(S) AND REALTORS® SHALL NOT BE RESPONSIBLE FOR ANY UNKNOWN AND/OR DISCLOSED DEFECTS IN THE  
 90 REAL ESTATE. BUYER ACKNOWLEDGES THAT BUYER HAS BEEN ADVISED BY REALTOR® TO CONDUCT INSPECTIONS



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- 91 OF THE REAL ESTATE AND UNDERSTANDS THAT THE REAL ESTATE IS BEING SOLD WITH NO CONTINGENCIES.
- 92 13. PROPERTY DISCLOSURE FORM: Seller will provide to Purchaser a completed Property Disclosure Form if required  
 93 by state law.
- 94 14. AGENCY DISCLOSURES: Buyer and Seller acknowledge having reviewed the attached state-mandated agency  
 95 disclosure statement(s).
- 96 15. AFFILIATED BUSINESS ARRANGEMENT DISCLOSURES: An Affiliated Business Arrangement Disclosure  has  has  
 97 not been executed in conjunction with this contract.
- 98 16. PROPERTY SURVEY: Buyer(s) acknowledges that surveys obtained by the lender are not for the benefit of the  
 99 Buyer. If Buyer elects to have the property surveyed for his benefit, it shall be at Buyer's expense.
- 100 17. CONVEYANCE AND CLOSING: Closing services will be provided by title company designated by Buyer: \_\_\_\_\_  
 101 \_\_\_\_\_ (name of title company, if known). Both Buyer and Seller agree  
 102 to execute all documents required by the closing/escrow agent. At Closing, Seller shall be responsible for transfer  
 103 taxes, Condominium or HOA transfer fees, conveyance fees, deed preparation, settlement fees chargeable to  
 104 Seller, the cost of removing or discharging any defect, lien or encumbrance required for conveyance of the Real  
 105 Estate as required by this Contract; and shall convey marketable title (as determined with reference to the Ohio  
 106 State Bar Association Standards of Title Examination) to the Real Estate by recordable and transferable deed of  
 107 general warranty or fiduciary deed, if applicable, in fee simple absolute, with release of dower, on July 31, 2018,  
 108 or earlier as mutually agreed by the parties to be the date of Closing. Title shall be free, clear and unencumbered  
 109 as of Closing, with the exception of the following, if applicable: (1) covenants, conditions, restrictions and  
 110 easements of record, (2) legal highways, (3) any mortgage expressly assumed by Buyer and agreed to by Seller's  
 111 current lender in writing, (4) all installments of taxes and assessments becoming due and payable after Closing, (5)  
 112 zoning and other laws, (6) homeowner/condominium association fees becoming due and payable after Closing,  
 113 and (7) the following assessments (certified or otherwise): \_\_\_\_\_.  
 114 Seller shall have the right at Closing to pay out of the Purchase Price any and all encumbrances or liens. Make deed  
 115 to: \_\_\_\_\_. NO OTHER FEES WILL BE  
 116 PAID FOR THE SELLER.
- 117 18. SOLE CONTRACT: The parties agree that this Contract constitutes their entire agreement and no oral or implied agreement  
 118 exists. Any amendments and/or extensions to this Contract shall be in writing, signed by all parties and copies shall be included  
 119 with all copies of the original Contract. This Contract shall be binding upon the parties, their heirs, administrators, executors,  
 120 successors and assigns. Faxes and Internet transmissions are an acceptable method of communication for physical delivery of  
 121 the Contract in this transaction and shall be binding upon the parties.
- 122 19. ELECTRONIC SIGNATURES: Manual or electronic signatures on contract documents, transmitted in original, facsimile or  
 123 electronic format shall be valid for purposes of this Contract and any amendments, addendums or notices to be delivered in  
 124 connection with this Contract. Only original, manually signed documents shall be valid for deeds or other documents to be  
 125 recorded at or after Closing or as may be required by Buyer's lender and/or the title insurance company and/or escrow agent.
- 126 20. INDEMNITY: Seller and Buyer recognize that the REALTORS® / AUCTIONEER/AUCTION FIRM involved in the sale are  
 127 relying on all information provided herein or supplied by Seller or Seller's sources and Buyer and Buyer's sources  
 128 in connection with the Real Estate, and agree to indemnify and hold harmless the REALTORS®, their agents and  
 129 employees from any claims, demands, damages, lawsuits, liabilities, costs and expenses (including reasonable  
 130 attorney's fees) arising out of any referrals, misrepresentation or concealment of facts by Seller or Seller's sources  
 131 and/or Buyer and Buyer's sources.
- 132 21. ACKNOWLEDGMENT: Buyer and Seller acknowledge that any questions regarding legal liability with regard to any  
 133 provision in this Contract, accompanying disclosure forms and addendums or with regard to Buyer's/Seller's  
 134 obligations as set forth in this Contract must be directed to Buyer's/Seller's attorney. In the event the Broker



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135 provides to Buyer or Seller names of companies or sources for such advice and assistance, the parties additionally  
 136 acknowledge and agree that the Broker does not warrant, guarantee, or endorse the services and/or products of  
 137 such companies or sources.

138 22. This offer shall remain open for acceptance until \_\_\_\_\_, 2018 @ 1:00pm.

139 23. Payment/Fees to the Auction Company/Real Estate Company are contained in a separate contract/agreement  
 140 between the Seller(s) and Auction Company/Real Estate Company.

141 24. Additional Terms: \_\_\_\_\_

142 Auctioneer is licensed by Ohio Department of Agriculture and is Bonded in Favor of Ohio or by the State of Ohio  
 143 under Auction Recovery Fund.

144 **This Offer To Purchase made this** \_\_\_\_\_ **day of** \_\_\_\_\_, 20\_\_\_\_ **at** \_\_\_\_\_ **[ ] a.m. [ ] p.m.**

145 \_\_\_\_\_ **Purchaser** \_\_\_\_\_ **Date** \_\_\_\_\_ **Purchaser** \_\_\_\_\_ **Date** \_\_\_\_\_

146 \_\_\_\_\_ **Printed name/s of Purchaser** \_\_\_\_\_ **Purchaser Address** \_\_\_\_\_

147 \_\_\_\_\_ **Purchaser Phone Numbers** \_\_\_\_\_ **Purchaser Attorney** \_\_\_\_\_

\_\_\_\_\_ **Witness** \_\_\_\_\_ **Witness** \_\_\_\_\_

148 The undersigned Seller has read and fully understands the foregoing offer and hereby [ ] accepts said offer and agrees to convey  
 149 the property according to the above terms and conditions; [ ] rejects said offer; or [ ] counteroffers according to the above  
 150 modifications initialed by Seller which counteroffer shall become null and void if not accepted in writing on or before  
 151 \_\_\_\_\_ o'clock (AM) (PM) (NOON) (MIDNIGHT) Cincinnati Time on this date \_\_\_\_\_ (MM/DD/YYYY).  
 152 \_\_\_\_\_  
 153 \_\_\_\_\_

\_\_\_\_\_ **Seller** \_\_\_\_\_ **Date** \_\_\_\_\_ **Seller** \_\_\_\_\_ **Date** \_\_\_\_\_

\_\_\_\_\_ **Printed name/s of Seller(s)** \_\_\_\_\_ **Printed name/s of Seller(s)** \_\_\_\_\_ **Date** \_\_\_\_\_

\_\_\_\_\_ **Seller Phone Numbers** \_\_\_\_\_ **Seller Attorney** \_\_\_\_\_

154 I hereby acknowledge receipt of Non-Refundable Down Payment of \$ \_\_\_\_\_  Cash; or  Check made payable to  
 155 Re/Max Preferred Group or  Other \_\_\_\_\_ By: \_\_\_\_\_  
 156 \_\_\_\_\_

\_\_\_\_\_ **Buyer's Broker** \_\_\_\_\_ **Re/Max Preferred Group** \_\_\_\_\_  
 \_\_\_\_\_ **Listing Broker** \_\_\_\_\_

\_\_\_\_\_ **Firm MLS#** \_\_\_\_\_ **By** \_\_\_\_\_ **MLS#** \_\_\_\_\_ **Firm MLS#** \_\_\_\_\_ **By** \_\_\_\_\_ **MLS#** \_\_\_\_\_

\_\_\_\_\_ **Buyer's Agent Signature** \_\_\_\_\_ **Listing Agent Signature** \_\_\_\_\_

157 WE RECOMMEND PURCHASER RETAIN A COMPETENT ATTORNEY TO EXAMINE THE EVIDENCE OF TITLE  
 158 \_\_\_\_\_

RE/MAX Preferred Group  
Anderson, 8291 Beechmont Ave, Cincinnati, OH 45255, Office: 513.474.6767  
Bridgetown, 5968 Bridgetown Rd, Cincinnati, OH 45248, Office: 513.574.0600  
Harrison, 104 Biddle Ave, Harrison, OH 45030, Office: 367.6767  
Mason, 9313 S Mason Montgomery Rd, Mason, OH 45040, Office: 513.229.7774  
West Chester, 9032 Union Center Blvd, West Chester, OH 45069, Office: 513.874.8373  
Wyoming, 401 Crescent Ave, Wyoming, OH 45215, Office: 513.761.4030

### Lead-Based Paint Disclosure Housing Sales

A product of the  
CINCINNATI AREA BOARD OF REALTORS®, INC.  
Approved by Board Legal Counsel  
(If not understood, seek legal advice. For real estate advice, consult your REALTOR®.)



Property Address 1710 Centerridge Ave Cinti OH 45231

#### LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling unit 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.

*Intact lead-based paint that is in good condition is not necessarily a hazard. See the EPA pamphlet "Protect Your Family From Lead in Your Home" for more information.*

#### Seller's Disclosure (Please initial where indicated):

JS

- (a) **Presence of lead-based paint or lead-based paint hazards** (check one):  
 Known lead-based paint and/or lead-based paint hazards are present in the housing. (explain)

\_\_\_\_\_

- Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

JS

- (b) **Records and reports available to the seller** (check one):

- Seller has provided the buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

\_\_\_\_\_

- Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

#### Buyer's Acknowledgment (Please initial where indicated):

- \_\_\_\_\_ (c) **Buyer has received copies of all information listed in (b) above.**  
\_\_\_\_\_ (d) **Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.**  
\_\_\_\_\_ (e) **Buyer has** (check one below):  
 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  
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

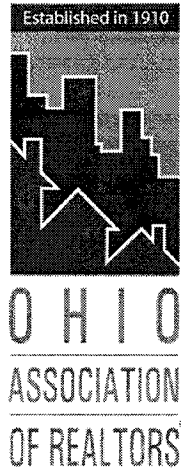
#### Agent's Acknowledgment (Please initial where indicated):

- [Signature] (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 provided by the signatory is true and accurate.

By: [Signature] 5-12-2018  
Seller Date Buyer Date  
\_\_\_\_\_  
Seller Date Buyer Date  
\_\_\_\_\_  
Agent Date Agent Date

Ohio Association of REALTORS®  
**Residential Property Disclosure Exemption Form**



**To Be Completed By Owner**

Property Address: 1710 CENTERRIDGE AVE  
CINCINNATI, OHIO 45231

Owner's Name(s): KATHLEEN A SCHNEE TRUSTEE

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: Kathleen A. Schnee Date: 5-12-2018

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.

RIVERTOWNE TITLE, LLC

Affiliated Business Arrangement Disclosure Statement

Date: May 12, 2018

Property: 1710 Centerridge Ave. Cinti, OH 45231

This is to give you notice that Preferred Real Estate Group Inc. dba RE/MAX Preferred Group ("Referring Party") has a business relationship with Rivertowne Title, LLC. More specifically, Sojourners Title Agency, LLC ("Sojo") and Christine Beresford (Majority owner in Preferred Real Estate Group Inc. dba RE/MAX Preferred Group) entered into an Affiliated Business Arrangement wherein Sojo owns 51% and Christine Beresford owns 49% of Rivertowne Title, LLC, and as a Member has economic rights, including the sharing of profits and losses of, and the right to receive distributions from, Rivertowne Title, LLC. Because of these relationships, this referral may provide Referring Parties a financial or other benefit

A. Set forth below is the estimated charge or range of charges for the settlement services listed. You are **NOT** required to use Rivertowne Title, LLC as a condition for the settlement of your loan and/or the purchase, sale or refinancing of the property cited above. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Settlement Service	Price
Owners Title Policy and Loan Title Policy	Charges are based on coverage provided. Call for quote. (Based on rates filed with the State of Ohio Department of Insurance)
Closing Protection Coverage	\$20 Borrower; \$40.00 Lender; \$55- Seller
Settlement Services	\$400-\$500 Buyer / \$25-\$50 Seller
Attorney Fees (Deed Prep)	\$100.00 Seller
Recording Fees	Costs vary based on county filed rates. Please call for quote

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that Referring Party is referring me/us to purchase the-above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

\_\_\_\_\_  
Buyer Signature  
Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer Signature  
Date: \_\_\_\_\_

*Hadden A. Decker*  
Seller Signature  
Date: 5-12-2018

\_\_\_\_\_  
Seller Signature  
Date: \_\_\_\_\_





# 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: \_\_\_\_\_

Buyer(s): \_\_\_\_\_

Seller(s): \_\_\_\_\_

## 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 \_\_\_\_\_, and \_\_\_\_\_.  
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) \_\_\_\_\_ and real estate brokerage \_\_\_\_\_ 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 \_\_\_\_\_

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

BUYER/TENANT \_\_\_\_\_ 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, 20<sup>th</sup> Floor  
Columbus, OH 43215-6133  
(614) 466-4100




# Dusty Rhodes, Hamilton County Auditor

generated on 4/3/2018 9:35:03 AM EDT

## Property Report

<b>Parcel ID</b> 595-0001-0590-00	<b>Address</b> 1710 CENTERRIDGE AVE	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2017 Payable 2018
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### Property Information

<b>Tax District</b> 135 - N.COLLEGE HILL-NCH CSD	<b>School District</b> NORTH COLLEGE HILL CSD	<b>Land Use</b> 510 - SINGLE FAMILY DWLG	<b>Images/Sketches</b> 
<b>Appraisal Area</b> 59501 - NORTH COLLEGE HILL 01	<b>Owner Name and Address</b> SCHNEE KATHLEEN A TR 1710 CENTERRIDGE CINCINNATI OH 45231 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b> SCHNEE KATHLEEN A TR 9610 CROSLY FARM DR UNIT 3 CINCINNATI OH 45251 <i>(call 946-4800 if incorrect)</i>	
<b>Assessed Value</b> 24,240	<b>Effective Tax Rate</b> 73.982105	<b>Total Tax</b> \$1,006.77	
<b>Property Description</b> CENTERIDGE AVE 49 X 105 LOT 16 NO COL HILL BLK J SUB			

Appraisal/Sales Summary	
Year Built	1954
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Sale Date	12/18/2017
Last Sale Amount	\$0
Conveyance Number	159585
Deed Type	QE - Quit Claim Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.118
Front Footage	0.00

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	Yes
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	13,900
CAUV Value	0
Market Improvement Value	55,340
Market Total Value	69,240
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$511.51
Tax as % of Total Value	2.254%

### Notes

### Structure List

Structure Name	Finished Sq. Ft.	Year Built
One Story	1,154	1954

### Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	1.0
Grade	Average	Year Built	1954
Exterior Wall Type	Brick	Finished Square Footage	1,154
Basement Type	Full Basement	First Floor Area (sq. ft.)	780
Heating	Base	Upper Floor Area (sq. ft.)	0
Air Conditioning	Central	Half Floor Area (sq. ft.)	374
Total Rooms	6	Finished Basement (sq. ft.)	0
# of Bedrooms	3		
# of Full Bathrooms	1		
# of Half Bathrooms	0		
# of Fireplaces	0		
Basement Garage - Car Capacity	0.0		

### Improvements

Improvement	Measurements	Year Built
Canopy over Masonry Stoop	96	
Detached Garage	322	1954

### Proposed Levies

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County-Zoological Park Services & Facilities	Renewal	0.46	\$7.16	\$7.16	E
Public Library of Cincinnati & Hamilton County	Additional	1.00	\$0.00	\$24.24	E

### Levies Passed - 2017 Pay 2018 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Mental Health Services	Renewal	2.99	\$34.93	\$34.93	D
Hamilton County - Health & Hospitalization	Renewal	4.07	\$36.19	\$36.19	D
Hamilton County - Senior Services	Renewal	1.29	\$21.17	\$21.17	D
Hamilton County - Senior Services Increase	Additional	0.31	\$0.00	\$7.51	D

Levies Passed - 2017 Pay 2018 Tax Bill

City of North College Hill - Fire/EMS	Additional	3.20	\$0.00	\$77.57	D
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This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

Existing and renewal levies, as well as levies passed at the May 7, 2013 and August 6, 2013 elections will qualify for the credits. Residential and most agricultural properties with qualifying levies will receive what is now the Non-Business Credit Rollback Factor. Owner occupied residential dwellings with qualifying levies will receive what is now the Owner Occupancy Credit Rollback Factor, as well as the stadium tax credit.

Transfer History

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2017	159585	0	12/18/2017	SCHNEE LAWRENCE C	SCHNEE KATHLEEN A TR
2004		0	3/18/2004	SCHNEE LAWRENCE C & ANNA	SCHNEE LAWRENCE C
1990	0	0	1/1/1990	SCHNEE LAWRENCE C & ANNA	SCHNEE LAWRENCE C
1970	0	0	1/1/1970	UNKNOWN	SCHNEE LAWRENCE C & ANNA

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2017	11/15/2017	13,900	55,340	69,240	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	17,140	54,450	71,590	0	120 Reappraisal, Update or Annual Equalization
2011	9/4/2011	18,230	57,930	76,160	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	17,840	80,360	98,200	0	120 Reappraisal, Update or Annual Equalization
2005	9/28/2005	18,200	82,000	100,200	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	18,100	66,200	84,300	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	16,500	60,400	76,900	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	11,800	46,100	57,900	0	110 Miscellaneous

Board of Revision Case History

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved
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\*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.  
 \*\*A counter-complaint may be filed by a party with interest in the value of your property, such as the Board of Education, if you request a decrease of \$50,000 or more in market value.  
 \*\*\*Please allow four to six weeks to receive your **Notice of Result** by certified mail and to see your result on this page. Your Notice will contain basic facts about appealing your Board of Revision decision, should you wish to do so.

Payment Information

ROBERT A. GOERING, TREASURER

Tax Overview

<b>Mail Payments to:</b>	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
<b>Tax District:</b>	135 - N.COLLEGE HILL-NCH CSD	Tax Lien Sold	No
<b>Current Owner(s)</b>	SCHNEE KATHLEEN A TR	Full Rate	107.000000
<b>Tax Bill Mail Address</b>	SCHNEE KATHLEEN A TR 9610 CROSLEY FARM DR UNIT 3 CINCINNATI OH 45251	Effective Rate	73.982105
		Non Business Credit	0.087426
		Owner Occupancy Credit	0.021856
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		<b>Note: May represent multiple parcels</b>	

Taxable Value

Land	4,870
Improvements	19,370
<b>Total</b>	<b>24,240</b>

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$1,296.84		\$1,296.84	
Credit			\$400.18		\$400.18	
<b>Subtotal</b>			<b>\$896.66</b>		<b>\$896.66</b>	
Non Business Credit			\$78.39		\$78.39	
Owner Occupancy Credit			\$17.96		\$17.96	
Homestead			\$288.30		\$288.30	
Sales CR			\$16.75		\$16.75	
<b>Subtotal</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$495.26</b>	<b>\$0.00</b>	<b>\$495.26</b>	<b>\$0.00</b>
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$495.26		\$0.00	
Real Estate Owed	\$0.00		\$0.00		\$495.26	
Special Assess Paid	\$0.00		\$16.25		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	

Current Year Tax Detail

<b>Total Due</b>	\$0.00		\$511.51		\$495.26
<b>Total Paid</b>	\$0.00		\$511.51		\$0.00
<b>Unpaid Delq Contract</b>	\$0.00		\$0.00		\$0.00
<b>Total Owed</b>	<b>\$0.00</b>		<b>\$0.00</b>		<b>\$495.26</b>

Special Assessment Detail for 54-492 NORTH COLLEGE HILL - Storm Water

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Charge</b>	\$0.00	\$0.00	\$16.25	\$0.00	\$0.00	\$0.00
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00		\$16.25		\$0.00	
<b>Owed</b>	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
1/24/2018	1 - 2017	\$0.00	\$511.51	\$0.00	\$0.00
6/15/2017	2 - 2016	\$0.00	\$0.00	\$491.97	\$0.00
1/18/2017	1 - 2016	\$0.00	\$491.97	\$0.00	\$0.00
6/16/2016	2 - 2015	\$0.00	\$0.00	\$496.50	\$0.00
1/22/2016	1 - 2015	\$0.00	\$496.50	\$0.00	\$0.00

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	13,900	Land	4,870	Full Tax Rate (mills)	107.000000
Building	55,340	Building	19,370	Reduction Factor	0.308579
<b>Total</b>	<b>69,240</b>	<b>Total</b>	<b>24,240</b>	Effective Tax Rate (mills)	73.982105
				Non Business Credit	0.087426
				Owner Occupancy Credit	0.021856

Tax Calculations

Half Year Tax Distributions

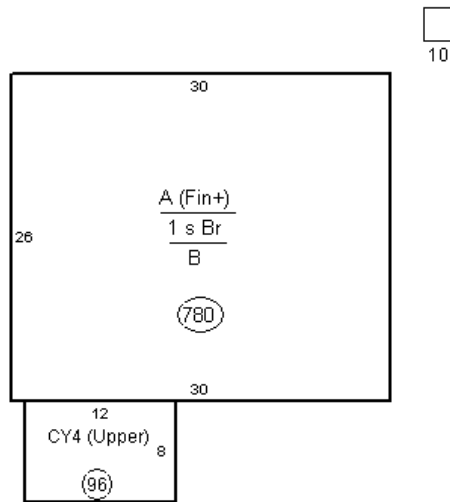
Gross Real Estate Tax	\$2,593.68	School District	\$282.84
- Reduction Amount	\$800.36	Township	\$0.00
- Non Business Credit	\$156.78	City/Village	\$111.87
- Owner Occupancy Credit	\$35.92	Joint Vocational School	\$13.80
- Homestead	\$576.60	County General Fund	\$15.36
Half Year Real Taxes	\$512.01	Public Library	\$6.50
- Sales Tax Credit	\$16.75	Family Service/Treatment	\$2.21
+ Current Assessment	\$0.00	HLTH/Hospital Care-Indigent	\$11.08
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$10.70
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$25.65
Semi Annual Net	\$495.26	Park District	\$7.62
		Crime Information Center	\$1.08
		Children Services	\$12.22
		Senior Services	\$8.78
		Zoological Park	\$2.30

This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial tax calculation.

Parcel Photo



Parcel Sketch



**Special Assessments**

Project	Description	End Year	Payoff Amount
54-492	NORTH COLLEGE HILL - Storm Water	2017	\$0.00

**Related Names**

Name	Relationship	Status
SCHNEE KATHLEEN A TR	Parcel Owner	Current
SCHNEE KATHLEEN A TR	Mail Name	Current