

ONLINE REAL ESTATE AUCTION

1225 Norfolk Ave., Circleville 43113

Bidding ends Tuesday Aug. 29th, 2017 at 4 PM



***Do not miss this opportunity to buy this home at Auction.** Bid Online on this 1352 sq. ft. Ranch home with 4 bedrooms and 2 full baths. Central air, elec. heat, appliances all stay. Concrete parking pad & large fenced yard. (Ceiling fans & smoke detectors in all bedrooms).

OPEN HOUSES – Thurs. Aug. 17 @ 4-6 PM & Sun. Aug. 20 @ 1-3 PM

TERMS – \$2,500 Non-refundable deposit due day of auction. 10% Buyers Premium will be added to final bid to determine final purchase price. Sells subject to Owner Confirmation. Closed in 30 days & Sold As-Is. Buyer pays ½ of escrow fee. Broker Co-op Welcome. Call for details 614-273-6427 or go to www.res.bid for Online bidding instructions.

**Real Estate Showcase Auction Services
in Cooperation with HER Realtors**

Auctioneer/Realtor - Tom Rawn 614-273-6478 & Mark Cathers, Realtor 614-273-6427

To Bid go to: www.res.bid

REAL ESTATE SHOWCASE AUCTION CO.

In cooperation with HER Realtors
(614) 273-6427

Dear Bidder,

Notice to Bidders

We appreciate your interest in RES Auction Co. auction team and look forward to processing your bid package. Enclosed please find contracts pertaining to the auction, maps of subject property, property brochure, terms and conditions and other pertinent information.

Please take a moment to review the instructions before proceeding. At any time you have a question, feel free to contact our auction group.

- All bidders must present a valid government issued photo I.D. if submitting a bid to RES auction team the day of the auction.
- Acceptable forms of deposit include Certified Bank Check made payable to yourself (only signed over to HER Realtors trust account once you are a winning bidder), or Business check.
- Should your bid be accepted your deposit will be applied to the purchase price and you will be required to submit the remaining balance at closing subject to time constraints detailed in the purchase contract and make sure you have provided RES with accurate information.

Please be sure to review the enclosed documents. If you have any questions or concerns regarding the enclosed information, please contact one of the auction team members below.

Thanks again and GOOD LUCK!

Tom Rawn (614) 580-6171
Auctioneer/Realtor

Mark E. Cathers, GRI (614) 273-6427
Realtor/Auction Coordinator

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MLS SHEET AND PROPERTY
PHOTOS



Status: Active
Style: 1 Story
Address:
 1225 Norfolk Avenue, Circleville, OH 43113
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$99,000
Original List Price: \$99,000
Showing Start Date:
 08/05/2017
Days On Market: 8
Cumulative DOM: 189
Possession: Immediate

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0	0	0	0	0	0	0	0	0
Up1	0	0	0	0	0	0	0	0	0	0	0
Entry Lvl	4	2	0	1	0	1	0	0	0	1	0
Down 1	0	0	0	0	0	0	0	0	0	0	0
Down 2	0	0	0	0	0	0	0	0	0	0	0
Totals	4	2	0								

Location

Subdiv/Cmplx/Comm: School District: CIRCLEVILLE CSD 6501 PIC CO. **Corp Lim:** Circleville **Township:** Yamarick
Directions: From North Court St. go south to Logan and turn left. Go to Norfolk then turn right. Home is on the right.

Characteristics

SqFt Documented: 1,352
SqFt ATFLS: 1,352
Parcel #: A05-4-113-00-009-00
County: Pickaway

Doc SqFt Src:
ATFLS Source: County
Tax District: A05
Comm Dev Chrg: No

Acreage: 0.22
Lot Size (Front): 80
Mult Parcels/Sch Dis: Yes
Assessment:
Possession: Immediate

Lot Size (Side): 120
Year Built: 2002
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 1,077 **Tax Year:** 2016

Add Acc Conditions: Auction Reserve; Online Bidding
Complex/Sub Amenities:
Tenant Occupied: No

HOA/COA Y/N: No
HOA/COA Fee: Per:
HOA /COA Cntct Name/Phone: /
HOA/COA Fee includes:
HOA/COA Transfer Fee: Reserve Contribution:

Features

Air Conditioning: Central
Heating: Heat Pump
Bsmt: No
Foundation: Block
Exterior: Vinyl
Rooms: 1st Flr Owner Suite, Eat Space/Kit, Living Room
Parking: 2 Off Street, On Street
Garage/EnclosdSpaces: 0
Interior Amenities: Dishwasher; Electric Range; Refrigerator

Accessibility Features Y/N: No
Alternate Uses:
Fireplace:
Lot Characteristics:
Exterior Amenities: Fenced Yard

Warranty:
New Financing: Conventional
New Construction: No
Approx Complete Date:
Manufactured Housing Y/N: No
Manufactured Housing:
Leased Items: No
Tax:

Property Description: COME BID YOUR PRICE on well maintained 4 bedroom 2 bath home with 1st floor laundry, large owner bedroom, kitchen with eating space, situated on double lot. Main bath has double vanity. All appliances stay. TERMS: \$2,500 non-refundable deposit due day of auction. A 10% Buyer's Premium will be added to final bid to determine final purchase price. Property sells subject to Owners confirmation. Close in 30 days and Sold AS-IS. Buyer pays half of escrow fee. Bid Package available

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) To register to bid go to www.RES.bid. Site will be available for Registration and bidding by August 8th. Agent must register client prior to bidding. Contact Mark Cathers at mark.cathers@herrealtors.com with any questions. Title work is with First Ohio Title.

Dir Neg w/Sell Perm: No

Contact Name:

Contact Phone:

Listing Info

Auction: Yes **Auction Date:** 08/29/2017 **Sub Agency:** No **SA Amount:** SA **Buy Brkr/Tenant Rep:** Yes **BB/TR Amount:** 2 **VRC:** No
Deposit Required: 2,500 **Type:** **BB/TR Type:** %

Sub Property Type: Single Family Freestanding

LD: 07/29/2017

XD: 09/30/2017

Listing Office: 07649

HER, Realtors

Showing Start Date: 08/05/2017

614-864-7400 **Ofc Fax:** 614-864-9331

Listing Member: 2004014631

Mark E Cathers

614-273-6427 **Agent Other Phone:** 614-837-1000

Agent EMail: mark.cathers@herrealtors.com

Pref Agt Fax: 614-474-8183

Showing Phone #: 614 255-5588

Add Contact Info: Tom Rawn Auctioneer 614 580-6171

August 05, 2017

Prepared by: Mark E Cathers

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1225 Norfolk Front1



1225 Norfolk Rear



1225 Norfolk Kitchen1



1225 Norfolk Kitchen2



1225 Norfolk Living Rm1



1225 Norfolk Living Rm2



1225 Norfolk Master Bedrm2



1225 Norfolk Master Bedrm1



1225 Norfolk Bedrm2



1225 Norfolk Bedrm2a



1225 Norfolk Bedrm3



1225 Norfolk Bedrm4



1225 Norfolk Bedrm4a



1225 Norfolk Main Bath



1225 Norfolk Hallway



1225 Norfolk Laundry Rm



1225 Norfolk Left Side



1225 Norfolk Right Side



1225 Norfolk Shed



1225 Norfolk Water Heater



1225 Norfolk Heat Pump



COUNTY PARCEL DATA:

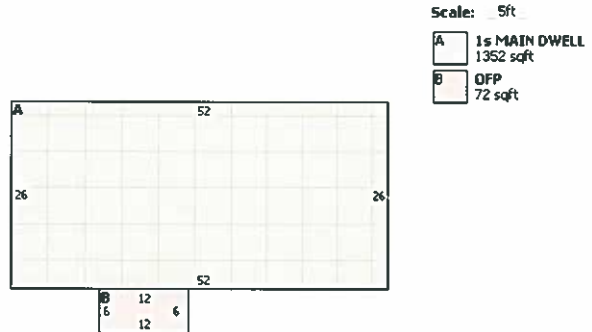
Pickaway County, Ohio - Property Record Card
Parcel: A0541130000900 Card: 1

Owner FERGUSON KAREN E & SUE H KIDD
 Address 1225 NORFOLK AV
 Land Use (510) R - SINGLE FAMILY DWELLING, PLATTED LOT
 Class RESIDENTIAL
 Legal Description TRACT 7 PT SW 1/4

MAP



SKETCH



RESIDENTIAL

Building Style	RANCH	FullBaths	2
Sq.Ft.	1352	Half Baths	0
Year Built	2002	Basement	CRAWL
Stories	1	Basement Area	0
Exterial Wall	ALUMINUM/VINYL	Rec Room Area	0
Rooms	6	Heat Fuel Type	ELECTRIC
Bedrooms	4	Heat/Cool	CENTRAL AIR CONDITION
Family Rooms	0	Attic	NONE
Fireplace Openings(Stacks)	0(0)	Trim	0

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
1	40	120	N/A	N/A	\$5,720.00

VALUATION

	Appraised	Assessed
Land Value	\$5,720.00	\$2,000.00
Building Value	\$76,180.00	\$26,660.00
Total Value	\$81,900.00	\$28,660.00
CAUV Value		\$0.00
Taxable Value		\$28,660.00

PERMITS

IMPROVEMENTS

Card	Description	Year Built	Dimensions	Value
1	RS1 - FRAME	2003	8x16	\$470.00

SALES

Date	Buyer	Seller	Price	Validity
3/27/2003	FERGUSON KAREN E	STIDHAM TROY F	\$95,000.00	1 MULTI-PARCEL
9/26/2002	STIDHAM TROY F	LITTLE WALNUT SQUARE INC	\$14,000.00	03 MULTIPCL NOT
2/22/1996	LITTLE WALNUT SQUARE INC	MAY JOAN G BUCKINGHAM	\$65,000.00	1 MULTI-PARCEL

Pickaway County, Ohio - Property Record Card
Parcel: A0541130001000 Card: 1

Owner FERGUSON KAREN E & SUE H KIDD
 Address 0 NORFOLK
 Land Use (500) R - RESIDENTIAL, VACANT LAND, LOT
 Class RESIDENTIAL
 Legal Description TRACT 6

MAP



SKETCH

A sketch is unavailable for this parcel.

RESIDENTIAL

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
1	40	120	N/A	N/A	\$5,720.00

VALUATION

	Appraised	Assessed
Land Value	\$5,720.00	\$2,000.00
Building Value	\$0.00	\$0.00
Total Value	\$5,720.00	\$2,000.00
CAUV Value		\$0.00
Taxable Value		\$2,000.00

PERMITS

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price	Validity
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2/22/1996	LITTLE WALNUT SQUARE INC	MAY JOAN G BUCKINGHAM	\$65,000.00	1 MULTI-PARCEL

1225 Norfolk Ave, Circleville, OH 43113-2217, Pickaway County



4	1,352	N/A	\$95,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	Sale Price
2	2002	SFR	N/A
MLS Baths	Yr Built	Type	Sale Date

Expired Listing

Owner Information

Owner Name:	Ferguson Karen E	Tax Billing Zip:	43113
Owner Name 2:	Kidd Sue H	Tax Billing Zip+4:	2217
Tax Billing Address:	1225 Norfolk Ave	Owner Occupied:	Yes
Tax Billing City & State:	Circleville, OH		

Location Information

School District:	A05	Carrier Route:	C005
School District Name:	Circleville Corp	Neighborhood Code:	0254000-0254000
Subdivision:	Turner	Township/Tax Dist Desc:	Circleville Corp
Census Tract:	204.00		

Tax Information

Tax ID:	A05-4-113-00-009-00	Tax Area:	A05
% Improved:	93%	Lot Number:	7
Legal Description:	TRACT 7 PT SW 1/4		

Assessment & Tax

Assessment Year	2016	2015	2014
Assessed Value - Total	\$28,660	\$28,660	\$28,660
Assessed Value - Land	\$2,000	\$2,000	\$2,000
Assessed Value - Improved	\$26,660	\$26,660	\$26,660
YOY Assessed Change (\$)	\$0	\$0	\$26,660
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$81,900	\$81,900	\$81,900
Market Value - Land	\$5,720	\$5,720	\$5,720
Market Value - Improved	\$76,180	\$76,180	\$76,180
Total Tax	Tax Year	Change (\$)	Change (%)
\$976	2014		
\$980	2015	\$4	0.38%
\$979	2016	-\$1	-0.11%

Characteristics

State Use:	Residential	Basement Type:	Crawl
Land Use:	SFR	Condition:	Average
Lot Frontage:	40	Style:	Ranch
Lot Depth:	120	Cooling Type:	Central
Lot Acres:	0.1102	Heat Type:	Central
Building Sq Ft:	1,352	Garage Capacity:	MLS: 2
Stories:	1	Exterior:	Aluminum/Vinyl
Bedrooms:	4	Year Built:	2002
Total Baths:	2	# of Buildings:	1
MLS Total Baths:	2	Porch Type:	Open Frame Porch
Full Baths:	2	Porch:	Open Frame Porch
Total Rooms:	6	Porch 1 Area:	72

Courtesy of Mark Cathers, Columbus REALTORS

The data within this report is compiled by Ceres open source public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient at this point with the applicable county or municipality.

Property Detail

Generated on 05/05/2017

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Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Frame Utility Shed	S	128	8	16	2003	\$470
Building Description		Building Size				
Porch Open Frame		72				

Listing Information

MLS Listing Number:	217001784	MLS Current List Price:	\$99,900
MLS Status:	Expired	MLS Orig. List Price:	\$132,000
MLS Status Change Date:	07/19/2017	Listing Agent Name:	2007003151-Martha C Harrington
MLS Listing Date:	01/20/2017	Listing Broker Name:	HER, REALTORS

Last Market Sale & Sales History

Recording Date:	03/27/2003	Owner Name:	Ferguson Karen E
Document Number:	3306	Owner Name 2:	Kidd Sue H
Sale Price:	\$95,000	Seller:	Stidham Troy F
Deed Type:	Deed (Reg)		
Recording Date	03/27/2003	09/26/2002	02/22/1996
Sale Price	\$95,000	\$14,000	\$65,000
Buyer Name	Ferguson Karen E	Stidham Troy F	Little Walnut Square Inc
Seller Name	Stidham Troy F	Square Little W	Buckingham Willard F
Document Number	3306	57023-92	12181000061
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)

Mortgage History

Mortgage Date	03/27/2003	03/27/2003
Mortgage Amount	\$75,000	\$10,000
Mortgage Lender	Savings Bk	Private Individual
Mortgage Type	Resale	Resale
Mortgage Code	Conventional	Private Party Lender

Property Map



*Lot Dimensions are Estimated

Courtesy of Mark Cathers, Columbus REALTORS

The data within this report is compiled by Corelogic, from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county recording office.

Property Detail

Generated on 08/05/2017

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Norfolk Ave, Circleville, OH 43113, Pickaway County



N/A	N/A	N/A	\$95,000
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	RES LOT	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Ferguson Karen E	Tax Billing City & State:	Circleville, OH
Owner Name 2:	Kidd Sue H	Tax Billing Zip:	43113
Tax Billing Address:	1225 Norfolk Ave	Tax Billing Zip+4:	2217

Location Information

School District:	A05	Census Tract:	202.00
School District Name:	Circleville Corp	Neighborhood Code:	0254000-0254000
Subdivision:	Turner	Township/Tax Dist Desc:	Circleville Corp

Tax Information

Tax ID:	A05-4-113-00-010-00	Lot Number:	6
Tax Area:	A05		
Legal Description:	TRACT 6		

Assessment & Tax

Assessment Year	2016	2015	2014
Assessed Value - Total	\$2,000	\$2,000	\$2,000
Assessed Value - Land	\$2,000	\$2,000	\$2,000
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$5,720	\$5,720	\$5,720
Market Value - Land	\$5,720	\$5,720	\$5,720

Total Tax	Tax Year	Change (\$)	Change (%)
\$98	2014		
\$98	2015	\$0	0.39%
\$98	2016	-\$0	-0.1%

Characteristics

Slate Use:	Residential	Lot Depth:	120
Land Use:	Residential Lot	Lot Acres:	0.1102
Lot Frontage:	40		

Last Market Sale & Sales History

Recording Date:	03/27/2003	Owner Name:	Ferguson Karen E
Document Number:	3306	Owner Name 2:	Kidd Sue H
Sale Price:	\$95,000	Seller:	Stidham Troy F
Deed Type:	Deed (Reg)		

Recording Date	03/27/2003	09/26/2002	02/22/1996
Sale Price	\$95,000	\$14,000	\$65,000
Buyer Name	Ferguson Karen E	Stidham Troy F	Little Walnut Square Inc
Seller Name	Stidham Troy F	Square Little W	Buckingham Willard F
Document Number	3306	57023-92	12181000061
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)

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Property Detail

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Property Map



*Lot Dimensions are Estimated

Courtesy of Mark Cathers, Columbus REALTORS

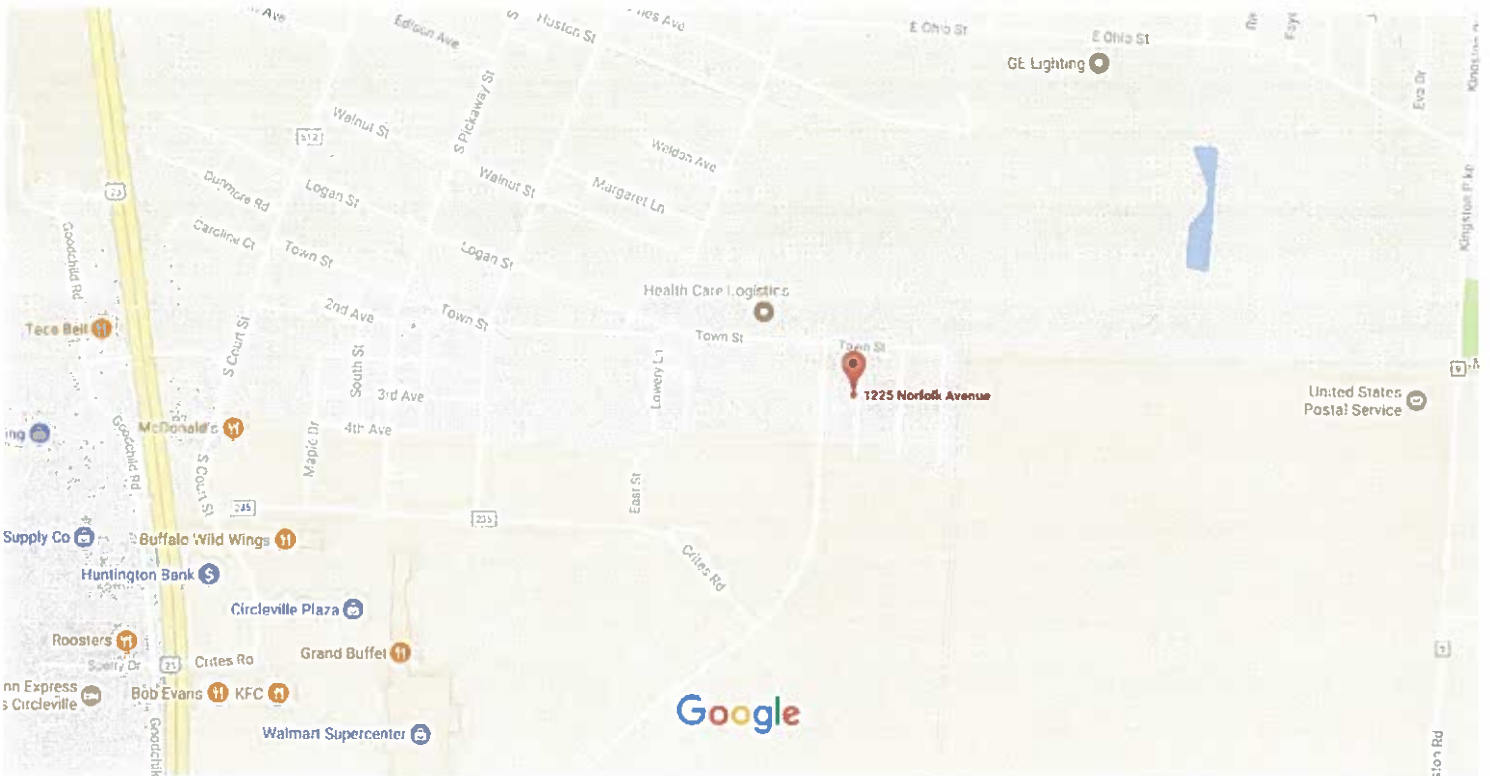
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Property Detail

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PROPERTY LOCATION MAP:

Google Maps 1225 Norfolk Ave



Map data ©2017 Google United States 500 ft



1225 Norfolk Ave
Circleville, OH 43113



Preliminary Bid Package

Below is the CONTRACT AND DISCLOSURES for review that the successful bidder will be executing if they are the successful bidder at the auction.

- CONSUMER GUIDE(S) TO AGENCY RELATIONSHIPS
- AGENCY DISCLOSURE STATEMENT(S)
- TERMS AND CONDITIONS
- PROPERTY DISCLOSURES (IF APPLICABLE)
- AUCTION PURCHASE AGREEMENT
- LEAD PAINT BROCHURE



Consumer Guide to Agency Relationships

We are pleased you have selected Real Estate Showcase to help you with your real estate needs. Whether you are selling, buying or leasing real estate, Real Estate

Showcase 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. Following is some information that explains the various services agents can offer and their options for working with you.

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at 614-466-4100, or on their website at www.com.state.oh.us.

Representing 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 who 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 in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

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 confidential information of both parties.

Working with Real Estate Showcase

Real Estate Showcase does offer representation to both buyers and sellers. Therefore, the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs, each agent will represent their own client, but Real Estate Showcase and its managers will act as a dual agent.

This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. Real Estate Showcase will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

There are two narrow exceptions to this general rule in the license law. The first is where the management-level licensee is selling his own property or purchasing property for himself. The other is where the management-level licensee is personally representing either a seller or a buyer. In either of these instances, if the management level licensee becomes involved in a transaction in which the other party is represented by an agent affiliated with the brokerage, the management-level licensee is not required to be a dual agent provided there

is another broker or manager to supervise the other agent involved in the transaction.

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

As a buyer, you may also choose to represent yourself on properties Real Estate Showcase has listed. In that instance, Real Estate Showcase will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

Working with Other Brokerages

When Real Estate Showcase lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. Real Estate Showcase does reserve the right, in some instances, to vary the compensation it offers to other brokerages.

As a seller, you should understand that just because Real Estate Showcase shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead, that company will be looking out for the buyer and Real Estate Showcase will be representing your interests.

When acting as a buyer's agent, Real Estate Showcase also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Auctions

Real Estate Showcase and the selling Auctioneer represent only the seller in an auction situation. Buyers are treated as customers, unless a previous agency relationship exists. In this instance Real Estate Showcase would be a dual agent.

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, 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, disability as defined in that section, military status 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.

Blockbusting is also illegal.

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio law requires that we ask you to sign, 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.

Receipt of Consumer Guide

By signing below, I hereby acknowledge that I have received the "Consumer Guide to Agency Relationships" of Real Estate Showcase.

Name (please print)

Signature date

Name (please print)

Signature date

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

We are pleased you have selected **HER Realtors** to help you with your real estate needs. Whether you are selling, buying or leasing real estate, **HER Realtors** 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. Below is some information that explains the various services agents can offer and their options for working with you.

Seller Agency:

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 also offer "subagency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

Buyer Agency:

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 who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agent 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.

In Company Split Agency:

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 confidential information of both parties.

HER REALTORS AGENCY POLICY

SELLER'S AGENCY:

Both HER Realtors and its affiliated licensee who represent the seller owe that seller the duties of loyalty, obedience, confidentiality, accounting and reasonable skill and care. The agent and company act solely on behalf of our seller, seeking the best price and terms for him/her regardless of whether the buyer or buyer's agent is compensating HER Realtors. As seller's agent, we also have a duty to disclose to our seller all material information obtained from the purchaser or from any other source unless prohibited by law or agreement. An HER Realtors licensee who holds an open house on behalf of an HER Realtors seller's agent will be considered a "host" and not the seller's agent unless it is agreed to in writing or otherwise required by law.

BUYER'S AGENCY:

Both HER Realtors and its affiliated licensee who represent the buyer owe duties of loyalty, obedience, confidentiality, accounting, and reasonable skill and care. The agent and company act solely on behalf of our buyer, seeking the best price and terms for him/her regardless of whether the seller or seller's agent is compensating HER Realtors. As buyer's agents, we also have a duty to disclose to the buyer all material information obtained from the seller or from any other source unless prohibited by law or agreement. In the event a buyer elects to view or purchase a property listed by his/her agent, HER Realtors and the agent will act as a dual agent on behalf of the seller and the potential buyer. (See Dual Agency below.)

In Company Split Agency:

HER Realtors does represent both buyers and sellers. When HER Realtors lists property for sale the brokerage and the listing agent represent the seller. Likewise when HER Realtors represents a buyer the brokerage and the affiliated licensee represent that buyer. When the buyer and seller are represented by two different HER Realtors agents, the agents will represent the best interests of their respective clients. HER Realtors and its management level licensees, who do not directly represent a party or themselves in the transaction, are dual agents. As dual agents they will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidential information of both parties.

Dual Agency:

In the event both the buyer and seller are represented by the same HER Realtors agent, a dual agency exists. HER Realtors and the agent for both parties will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that will place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

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

As a buyer, you may also choose to represent yourself on properties HER Realtors has listed. In that instance, HER Realtors and its agent will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

Cooperative Brokerage:

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

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.

_____		_____	
Name (Please Print)		Name (Please Print)	
_____		_____	
Signature	Date	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: 1225 Norfolk Ave. Circleville OH 43113

Buyer(s): _____

Seller(s): Karen E. Ferguson and Sue H. Kidd

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) Tom Rawn and Mark Cathers and real estate brokerage HER Realtors 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, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100





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.)

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The buyer will be represented by _____, and _____
AGENT(S) BROKERAGE

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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) Peter Gehres and real estate brokerage Real Estate Showcase Auction Co. 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, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100



AUCTION TERMS AND CONDITIONS

- A 10% Buyer's Premium will be added to final bid to determine purchase price.
- Real Estate sells 'AS-IS'.
- The successful bidder shall deposit a \$2,500.00 nonrefundable cashier's check or business check into broker's trust account due day of auction.
- Property shall close within 30 days.
- Property sells subject to Owner Confirmation.
- Seller will provide Title Insurance.
- Buyer pays half of the escrow fee
- Online Bidding ends August 29th, 2017 at 4 PM. If bids are placed within the last 5 minutes, bidding will be auto extended an additional 5 minutes.

Go to www.res.bid to register and bid.



RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials KW Date 1/30/17
Owner's Initials JH Date 2/1/17

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



STATE OF OHIO DEPARTMENT OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301.5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 1225 Norfolk Ave, Circleville, OH 43113

Owners Name(s): Sue H. Kidd, Karen E. Ferguson

Date: 1/16/17, 20 17

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

If owner is not occupying the property, since what date: 1/19/17

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

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

- Public Water Service, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

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

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

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

- Public Sewer, Leach Field, Unknown, Private Sewer, Aeration Tank, Other, Septic Tank, Filtration Bed

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

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

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

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

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

Owner's Initials [Signature] Date 1/30/17
Owner's Initials [Signature] Date 2/1/17

Purchaser's Initials Date
Purchaser's Initials Date

Property Address 1225 Norfolk Ave, Circleville, OH 43113

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

Have you ever had the property inspected for mold by a qualified inspector? Yes No
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any previous or current fire or smoke damage to the property? Yes No
If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

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

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

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

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

Owner's Initials KMF Date 1/30/17
Owner's Initials JH Date 2/1/17

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

Property Address 1225 Norfolk Ave, Circleville, OH 43113

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

Do you know of any oil, gas, or other mineral right leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:
Is the property located in a designated flood plain? Yes No Unknown
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No
If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

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

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

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No
If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No
If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property? Yes No Yes No
1) Boundary Agreement
2) Boundary Dispute
3) Recent Boundary Change
4) Shared Driveway
5) Party Walls
6) Encroachments From or on Adjacent Property
If the answer to any of the above questions is "Yes", please describe: _____

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

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

Owner's Initials KCF Date 1/30/17
Owner's Initials JJK Date 2/1/17

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

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Sue H. Kidd DATE: 1/16/17

OWNER: Tara A. Kemp DATE: 1/30/17

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

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

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

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

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

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

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

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____



RES AUCTION SERVICES

1197 Glen Dr., Suite F • Millersburg, Ohio 44654
Millersburg 330-674-7610
Toll Free 1-888-674-7610



AUCTION PURCHASE CONTRACT OFFER, RECEIPT, SELLER'S ACCEPTANCE AND ESCROW INSTRUCTIONS

1. **GENERAL TERMS:** Karen E Ferguson and Sue H Kidd Seller, agrees to sell to
Buyer, real estate located

at 1225 Norfolk Ave. Circleville OH 43113

Tax Parcel #s: A05-4-113-00-009-00 and A05-4-113-00-010-00

Lot/Acreage Description: _____ which is procured
by RES AUCTION SERVICES, Broker, Tom Rawn, Auctioneer. Auctioneer is licensed and bonded by the State
of Ohio. The property shall include the land, all appurtenant rights, privileges and easements, and all buildings and fixtures delivered in their
present condition. The property sells subject to all legal highways, zoning ordinances, easements, leases, restrictions and other conditions of
public record. Mineral rights transfer subject to leases of record or as further explained by addendum.

This sale DOES NOT INCLUDE: _____

2. **TERMS:** Parcel Sold: (Check one) Lump Sum Amount _____ Per Acre Amount _____

Approximate Acres _____ (x) \$ _____ (per acre)

THE FINAL PURCHASE PRICE will be determined based on the final survey of acres to be transferred which shall be adjusted to the nearest
tenth of an acre and calculated based on the final price bid per acre as identified on line 13.

Acreage and Frontage amounts, including lot markers, are approximate and subject to final survey (if required)

Auction Bid Price..... \$ _____

(+) Buyer's Premium \$ _____

PURCHASE PRICE \$ _____

Earnest money amount \$ 2,500.00

BALANCE DUE AT CLOSING..... \$ _____

PLUS Survey Charge to Buyer..... \$ _____

THE NON-REFUNDABLE EARNEST MONEY DEPOSIT is payable to **RES AUCTION SERVICES TRUST ACCOUNT** or **ASSIGNS**. Type of Deposit
(check one) Cash _____ or Check # _____ Received by _____

The earnest money deposit is **NON-REFUNDABLE**; the contract contains no provisions for contingency on financing. In bidding, you are
asserting you have the funding to close. In the event the Buyer does not close in compliance with the terms of this purchase agreement, all
earnest money shall be forfeited and paid to the Seller as liquidated damages.

3. **SPECIAL CONDITIONS AND/OR DEED RESTRICTIONS:** _____

4. **ESCROW INSTRUCTIONS:** Funds and documents to be placed in escrow with RES AUCTION SERVICES or its assigns.

Buyer's Initials _____

Sellers Initials _____

- 34 5. **DEED:** Sellers to provide Warranty Deed or Fiduciary Deed.
- 35 6. **DEED MADE TO:** _____ Survivorship? yes no
- 36 7. **EVIDENCE OF TITLE:** Seller(s) to convey marketable title to the property. Seller, through Seller's Attorney/Title Agency, to provide a title
37 examination showing the property to be free from all encumbrances of record, excepting those permitted exceptions. Title Evidence
38 shall be in the form of an Owner's Title Insurance Policy with the cost of said Title Insurance and Title Insurance Commitment being
39 paid 100% by Seller, and —% by Buyer. **RES AUCTION SERVICES ADVOCATES THE USE OF TITLE INSURANCE IN ALL**
40 **REAL ESTATE TRANSACTIONS.** The title company shall be chosen by the Seller, however, if required as a condition of the loan, the
41 title company could be chosen by Buyer's lender. Buyer has been advised that additional costs may be incurred by Buyer, should lender
42 require the use of a title company other than that chosen by Seller. Buyer shall be responsible for the cost of any title update from
43 Seller's title examination through transfer.
- 44 8. **CLOSING SHALL OCCUR AT:** _____ or assignee on or before _____
- 45 9. **POSSESSION** of premises to be delivered to purchaser day of or _____ days after the deed is filed. Buyer shall, prior to closing,
46 procure fire and hazard insurance for any buildings on said property, but should any improvements be damaged or destroyed prior to
47 title transfer, without fault by Buyer, then, at Buyer's option, this contract may be voided.
- 48 10. **SELLER'S EXPENSE:** Seller shall pay the brokerage fee, 1/2 the escrow fee, the expense of preparing the deed by an Attorney of the
49 Seller's choice, the state and county transfer taxes, title expenses pursuant to paragraph 7, the tax and assessment pro-ration, and any
50 other expenses as per listing agreement. **In the event the Property is subject to any agricultural tax recoupments (C.A.U.V.) then:**
51 **Seller N/A Buyer N/A agrees to pay the amount of such recoupment.**
- 52 11. **BUYER'S EXPENSE:** Buyer shall pay the cost of filing the deed, any title expenses not being paid by Seller in Item 7 above, (including
53 the cost of any additional title insurance required by Buyer's lender), and 1/2 the escrow fee. If Buyer elects to obtain financing for this
54 purchase, Buyer is solely responsible for any and all lending expenses. Buyer's performance is not contingent upon obtaining financing.
- 55 12. **TENANTS:** If this is rental property, rent shall be pro-rated to the date the deed is filed. Seller shall pay Buyer the amount of the pro-
56 ration and the amount of any security deposits.
- 57 13. **INSPECTIONS/CONDITION OF PROPERTY:** All inspections must be made prior to the Auction. The property is sold as is, where is in its
58 present condition.
- 59 14. **MEGAN'S LAW:** Ohio's Sex Offender Registration and Notification Law requires the local sheriff to provide written notice to certain
60 members of the community if a sex offender resides in the area. The notices provided by the sheriff are public records and open
61 to inspection under Ohio's Public Records Law. Seller certifies that Seller has not received notice pursuant to Ohio's Sex Offender
62 Registration and Notification Law. Buyer acknowledges that the information disclosed above may no longer be accurate. If current
63 information on the status of registered sex offenders in the area is desired, Buyer agrees to assume the responsibility to check with the
64 local sheriff's office. Buyer is relying on Buyer's own inquiry with the local sheriff's office regarding registered sex offenders in the area
65 and is not relying on the Seller or any Broker or REALTOR® involved in the transaction.
- 66 15. **FAIR HOUSING STATEMENT:** It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised
67 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
68 accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing
69 accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry,
70 disability as defined in that section, military status as defined in that section, or national origin or to so discriminate in advertising the
71 sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.
- 72 16. **ORAL REPRESENTATION:** Seller and Buyer acknowledge that the REALTORS® have made no representations, warranties or
73 agreements, expressed or implied, including but not limited to any representation concerning condition of property.
- 74 17. **LOAN PAYOFF:** Seller hereby authorizes and directs Seller's mortgage lenders to, upon receipt, release loan payoff information to the title
75 company or escrow agent closing this sale, and to accept a signed copy of this Contract as full authority to release such information.

Buyer's Initials _____

Sellers Initials _____

76 **18. CLOSING STATEMENT:** Buyers and Sellers hereby grant permission and instruct escrow agent/title company to provide Broker(s) with a copy of
77 the estimated closing statement prior to closing and a final closing statement upon closing. Buyers and Sellers also give permission for Broker(s)
78 to disclose the contract price/post the contract price on Broker(s) web-site prior to closing.

79 **19. SELLER'S ACCEPTANCE:** The undersigned SELLER does hereby accept the above offer and upon completion of this transaction agrees
80 to have the Escrow Agent pay, by irrevocable assignment from SELLER'S proceeds to RES AUCTION SERVICES the commission agreed to
81 in the auction listing contract.

82 **20. ACKNOWLEDGMENTS:**

83 **A.** Buyer acknowledges receipt of the following disclosures:

- 84 Seller's Residential Property Disclosure Lead-Based Paint Disclosure
85 Agency Disclosure Consumer Guide to Agency with Fair Housing

86 **B.** Buyer and Seller acknowledge that this Agreement, including the additional terms and conditions in the attached Addendum
87 _____ (insert Addenda Nos., or state "None", as applicable), are legally binding, that they understand the contents of
88 this Agreement and any Addendum, that they have had an opportunity prior to auction to consult with an attorney before signing,
89 and that after signing they received a copy of this Agreement and any Addendum.

90 **C.** Buyer agrees to indemnify and save harmless RES AUCTION SERVICES, its employees and agents, from any liability stemming from
91 any incorrect information given or any material information Seller fails to disclose whether or not known by the Seller at the time of
92 the execution of the purchase agreement.

93 **BUYER'S INFORMATION**

SELLER'S INFORMATION

94 Buyer's Name Printed _____ Seller's Name Printed _____

95 Buyer's Signature _____ Seller's Signature _____

96 Date _____ Date _____

97 Buyer's Name Printed _____ Seller's Name Printed _____

98 Buyer's Signature _____ Seller's Signature _____

99 Date _____ Date _____

100 Buyer's Address _____ Seller's Address _____

101 City _____ State _____ Zip _____ City _____ State _____ Zip _____

102 Buyer's Home Phone _____ Seller's Home Phone _____

103 Buyer's Cell Phone _____ Seller's Cell Phone _____

104 Email _____ Email _____

105 **AGENT'S INFORMATION**

106 Referral Agent _____ Listing Agent Tom Rawn and Mark Cathers

107 Tel/Fax _____ Tel/Fax _____

108 Referral Broker _____ Listing Broker _____

109 Tel/Fax _____ Tel/Fax _____

110 Email _____ Email _____