

Rise Realty & Mgmt Co

Welcome Bidder!

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

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

All Bidders must register for the auction by presenting a valid photo ID at day of auction. Bidder's represented by a Real Estate Brokerage must be pre-registered at least 24 hours prior to auction and Agent must be present with clients at the Auction.

If successful, Bidder will be required to have a non-refundable deposit (amount as advertised) in the form of a Cashier's Check made out in the Bidder's Name to be Endorsed to Rise Realty & Management Company and deposited in their non-interest bearing Trust Account. The deposit will be dispersed as stated in the contract at a successful closing of the said property.

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

Thank You and Good Luck!

RISE REALTY & Mgmt Co.

David Flood - Auctioneer- Realtor
614.783.8339



REAL ESTATE AUCTION!

3340 Eckert Rd SE

LANCASTER, OHIO



SATURDAY - SEPT 22, 2018 @ 12:00 PM

Shown By Appointment Only!

Picturesque 122.81+/- Acres (30+ Tillable & 85+ Timber) Central Fairfield County Farm featuring 3/10 mile Tree lined Lane, 5-Stall Bank Barn (Elec & Water), Other Outbuildings, Road Frontage on Eckert & Savage Hill. Farm has (3) Gas Wells (2-Capped) & 1-Storage (provides 3000 cu/ft per year FREE Gas to the Home). Park Like Setting 2556 Sq Ft 2-Story Home (Remodeled 1830's Log Cabin w/Additions & Updates) with 4-BD & 2.5 Baths overlooks 1/2 acre Spring Fed Pond. Fields loaded with Deer & Turkey. Home features Enclosed Porch, 300' Well, 3-Fireplaces (2-Gas,1-Gas/Wood), Wired for Generator (No Generator) & More! Offered by Rise Realty & Mgmt Co & David Flood Auctioneer-Realtor (614-783-8339). Showings by Appointment Only, 24hr Notice. LARGE Personal Property with Antiques, Collectibles, Tractor, Vehicles, Tools & Much More begins at 9:30 AM!

REAL ESTATE TERMS: MINIMUM BID AUCTION! Minimum Bid is \$625,000.00; 122.81+/- Acres, Two Story, 4BD, 2.5BA Home, Sells AS-IS, \$5,000 Non-Refundable Deposit Due day of Auction (No Personal Checks, Certified Check or Cash), Property Taxes Prorated to day of Closing, 30 Days to Close, Title Insurance & CAUV Recoupment (if needed) to be paid by Buyer. See Website for Bidder's Packet. Note: As of Sept 5, the Fairfield County Auditor's Site has not been updated to show that 5.22 acres of the original 128.03 acres has been sold.

RISE REALTY & Mgmt Co
AUCTIONEER/REALTOR – DAVID FLOOD (614) 783-8339

See www.dafauction.com for Flyers, Videos & Pictures
 Information is deemed reliable but not guaranteed.



Rise Realty
& Mgmt Co

Decide to Rise

DAF
Auction Inc.





STATE OF OHIO
DEPARTMENT OF COMMERCE

2013

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 Date _____
Owner's Initials Date _____

Purchaser's Initials
Purchaser's Initials Date _____



STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

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

TO BE COMPLETED BY OWNER (Please Print)

Property Address:

3340 Eckert Road Southeast, Lancaster, OH 43130

Owners Name(s):

Alan Hale and Richard Baxter

Date: 08/22/2018

Owner [checked] is [] is not occupying the property. If owner is occupying the property, since what date: August, 1984

If owner is not occupying the property, since what date:

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

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

- 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 [checked] No

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) [checked] 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: Unknown 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 [checked] 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 [checked] No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): Replaced flat rubber roof 201

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? [checked] Yes [] No If "Yes", please describe and indicate any repairs completed: Heavy Rain minor water in basement (Mud Room) existing drain

Owner's Initials [RH] Date 08/22/18
Owner's Initials [RB] Date 08/23/18

Purchaser's Initials [] Date []
Purchaser's Initials [] Date []

Property Address 3340 Eckert Road Southeast, Lancaster, OH 43130

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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If "Yes", indicate level of gas if known	_____	_____	_____
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 QH Date _____
Owner's Initials RB Date _____
08/23/18 8:52AM EDT

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

Property Address 3340 Eckert Road Southeast, Lancaster, OH 43130

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

If "Yes", please describe: 2-Trans Canada Capped Wells 1-Trans Canada Storage Well supplies House, leased

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?

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?

1) Boundary Agreement

No

4) Shared Driveway

Yes

No

2) Boundary Dispute

5) Party Walls

3) Recent Boundary Change

6) Encroachments From or on Adjacent Property

If the answer to any of the above questions is "Yes", please describe: Split 5.22 acres off Eckert Rd. See new survey

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 GH Date _____
Owner's Initials RB Date _____
8:52AM EDT

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

Property Address 3340 Eckert Road Southeast, Lancaster, OH 43130

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:	<i>Alan Hale</i>	dotloop verified 08/22/18 6:36PM EDT YMBZ-11Y9-6LIB-SLOA
OWNER:	<i>Richard Baxter</i>	dotloop verified 08/23/18 8:52AM EDT GYU-1GCZ-67TZ-DSMZ

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:	
PURCHASER:	

LEAD DISCLOSURE SALES

Property Address: 3340 Eckert Road Southeast Company: _____
 City: Lancaster State: OH Zip 43130 Company Address: _____
 MLS#: _____ City: _____ State: _____ Zip _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

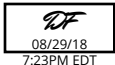
Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- _____
- (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- _____
- (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)




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

Agent's Acknowledgment (initial)

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

Certification of Accuracy

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

 dotloop verified 08/22/18 6:37PM EDT RKDZ-5DPW-L6S2-H7RQ Seller _____ Date _____	 dotloop verified 08/23/18 8:52AM EDT ERQO-0XIK-FNPN-2QFM Seller _____ Date _____
Purchaser _____ Date _____	Purchaser _____ Date _____
 dotloop verified 08/29/18 7:23PM EDT UMVD-AFGM-VGZY-OUEL Agent _____ Date _____	Agent _____ Date _____



Rise Realty & Mgmt Co

David Flood Auctioneer-Realtor: 614.783.8339/Fax 740.654.5212

Email Agreement: daf@dafauction.com

REAL ESTATE BROKER/AGENT AUCTION PARTICIPATION AGREEMENT

REAL ESTATE BROKER/AGENT INFORMATION:

BROKERAGE: _____ AGENT: _____

AGENT PHONE: _____ EMAIL: _____

BROKER ADDRESS _____

BROKER PHONE: _____ EMAIL: _____

CLIENT INFORMATION:

CLIENT NAME: _____

CLIENT ADDRESS: _____

The above Broker/Realtor hereby wishes to register the above client as a potential Purchaser for the following Auction on property located at: **3340 Eckert Rd SE, Lancaster, OH:**

DATE of AUCTION: **Sept 22, 2018 @ 12:00 PM**

This registration form must be received and acknowledged by David Flood and/or Rise Realty & Mgmt Co. 24 hours prior to day of auction. The Broker/Realtor must attend the Auction with the Client. Client also must Register the day of the Auction. Property sells "AS-IS", "WHERE IS" and your Client complete inspection or that of Client's Expert prior to Auction are highly encouraged. If your Client is successful, the Client must sign the Rise Realty & Mgmt Co Auction Contract, submit a deposit per the Terms & Conditions of the Auction and proceed to closing.

A 2% Co-Op fee of the final selling price shall be paid to an Ohio Licensed Broker at closing whom has properly submitted a Broker/Realtor Registration form and whose registered Buyer's offer is accepted by the Seller and closes on the property. Broker/Agent is not required to attend the closing. No Oral Registrations will be accepted. Broker/Realtor also agrees not to interfere with the conduct of the auction, canvass, solicit other attendees, or offer advice to other attendees of the auction. David Flood & Rise Realty Mgmt Co retain the sole right (if needed) to have full and complete control of negotiations with Seller in regards to commissions earned and to be received. Commission will be based on that figure.

The licensed Real Estate Broker/Agent above acknowledges that it represents the Buyer, not the Seller, in the referenced Auction and agrees to indemnify and hold harmless the Seller, David Flood and Rise Realty & Mgmt Co from any claims, costs and expenses, including attorney's fees, arising out of any acts performed or representations made by them in connection with the participation in the Auction or the purchase and sale of the below referenced property purchased at the Auction or otherwise.

The signatures below indicate acceptance of the above terms and conditions.

AGENT SIGNATURE & DATE: _____

Accepted by RISE REALTY & MGMT CO: _____

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

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

Real Estate Purchase Contract AUCTION

Date September 22, 2018

The undersigned Buyer(s) agrees to buy and the undersigned Seller(s) agrees to sell, through the Broker referred to below, upon the terms hereinafter set forth, the following real estate located in the State of Ohio, County of Fairfield, tax parcel number(s) 00-40045-200, and more fully described as:

PROPERTY ADDRESS: 3340 Eckert Rd SE, Lancaster, OH

LEGAL: R18 T14 S22 SE NE

General Description:

Single Family, Two Story 4 BD, 2.5BA,
Home & the Lot associated with it.

PURCHASE PRICE TO BE: _____

Price in Words: _____

TERMS: CASH ON DELIVERY OF DEED.

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

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

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

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

The following shall be excluded: _____

Buyer's Initials _____

Page 1

Seller's Initials _____

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

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

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

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

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

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

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

CLOSING AND POSSESSION: This Contract shall be performed and this transaction closed on or before October / 22 / 2018 unless the parties agree in writing to an extension. Seller is entitled to possession through at funding. At the time Seller delivers possession, the property will be in the same condition as the date of acceptance of this contract, except as provided in the Damage or Destruction paragraph; normal wear and tear excepted; and all debris and personal property not included in this Contract shall be removed by Seller.

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

DURATION OF OFFER: This offer shall be open for acceptance through 12:30 PM / September / 22 / 2018.
Time *Month*
Day *Year*

Buyer's Initials _____

Seller's Initials _____

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

Buyer(s) hereby state that they have made an inspection of the property and are fully aware they are purchasing the property "As Is, Where Is, With No Warranties".

NOTICE

OHIO FAIR HOUSING LAW: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, disability as defined in that section or national origin, or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

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

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

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

GENERAL DISCLOSURE

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

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

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

Buyer's Initials _____

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Seller's Initials _____

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

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

Signature _____

Signature _____

Print Name _____

Print Name _____

Signature _____

Signature _____

Print Name _____

Print Name _____

Address: _____

Address: **3340 Eckert Rd SE**

Lancaster, OH

Phone: _____

Phone: _____

Date Signed: _____

Date Signed: _____

BUYER'S Attorney: _____

SELLER'S Attorney: _____

Phone: _____

Phone: _____

SELLING Broker _____

LISTING Broker **Rise Realty & Mgmt Co**

Broker # _____

Broker # _____

Phone _____ Fax _____

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

Address: _____

Address: **355 E Main St**

Lancaster, OH 43130

SELLING Agent _____

LISTING Agent **David Flood**

MLS# _____ Home Phone _____

MLS# **431270** Home Phone **614-783-8339**

Cell Phone _____

Cell Phone _____

Home Fax _____

Home Fax **740-654-5212**

SELLING Agent _____

LISTING Agent _____

MLS# _____ Home Phone _____

MLS# _____ Home Phone _____

Cell Phone _____

Cell Phone _____

Home Fax _____

Home Fax _____

DEPOSIT RECEIPT

Broker acknowledges receipt of the sum of **\$5,000.00** by cash / check which shall be held, deposited and disbursed pursuant to the Deposit paragraph. **Please make all checks payable to the following:**

Rise Realty & Mgmt Co

Received by: _____

Date of Receipt: _____