



BID PACKET

CHARLESTOWN STATION CONDOMINIUM **ONLINE AUCTION**

**1641 CHARLESTOWN STATION COURT
NEW ALBANY, IN 47150**

ONLINE BIDDING ENDS

WEDNESDAY, AUGUST 4 @ 6PM

**HARRITT
GROUP INC.**

HARRITGROUP.COM

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

1641 Charlestown Station Court, New Albany, IN 47150

Bidding Ends Wednesday, August 4, 2021

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

COVID-19 PRECAUTIONS

The Harritt Group will follow social distancing and face mask recommendations. Inspection by open house or by appointment. Video tours available upon request.

BIDDING ONLINE

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)*

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds are due within 24 hours following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000)*. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, on or before September 13, 2021. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.*

FLOOD DESIGNATION

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

EVIDENCE OF TITLE

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

SURVEY

Property is being sold *without* a survey. All land measurements are per courthouse records.

REAL ESTATE TAXES AND ASSESSMENTS

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

HOMEOWNERS ASSOCIATION (HOA) FEES

The new owner will become a member of the Charlestown Station Homeowners Association and pay monthly HOA fees due the 1st of each month. Fees will be prorated to the day of closing. See attached By-Laws.

POSSESSION

Seller will give possession at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

BROKER PARTICIPATION

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

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Wednesday, July 28 through Wednesday, August 4, 2021.*

AGENCY

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

SELLER

The Naville Family

Client Detail

1641 Charlestown Station Court Unit#21, New Albany, IN 47150

Listing #: 202109462

Total Finished Sqft: 1,471

Above Grade Finished SqFt: 1,471

\$0

Active (07/22/21)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	Yes	School Dst:	New Albany-Floyd Cty
Subdiv Nm:	Charlestown Station	Parcel#:	220504300218021008
Beds:	2	Lot Sz:	0 /
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,471	Lot Dim:	
Tot Fin SF:	1,471	Year Built:	2000
New Const:	No	Annual Tax:	1,359
Home Warranty:		Tax Year:	2020/2021
Land Assess:	22,500	DOM:	4
Improvements:	135,400	HOA \$:	\$200 / Monthly
Total Assess:	157,900		
Directions:	I-265 to Charlestown Road Exit 4. South 1.7 miles to right on Lynnwood Drive to immediate left on Charlestown Station Court.		
Legal:	P 1142 CONDO UNIT 21 BLDG 2		
Tot Deductions:	\$98,515		

Remarks

Charlestown Station Condominium Online Auction - Bidding Ends Wednesday, August 4 @ 6PM. Spacious open one-level floor plan ideal for entertaining in the private community of Charlestown Station located on a quiet cul-de-sac, offering additional privacy as the end unit in the development. Nearly eleven foot ceilings in the great room, equipped kitchen & laundry room, large main bedroom & bath, with guest bedroom on opposite end with adjacent full bath. Monthly \$200 HOA fee includes water, sewer, trash, lawn maintenance, exterior maintenance, management fees, and building insurance. So if you're a first-time homeowner or downsizing, busy with work, like to travel, or you just don't want to deal with all the chores - this is the perfect place to call home! Located in a prime neighborhood near schools, churches, shopping, and expressways near Charlestown Road between Lynnwood Drive & Scheller Lane. BUYERS PREMIUM 10% Buyers Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A non-refundable down payment (10% of the purchase price) in the form of cash, check or wired funds due within 24 hours following the auction, balance due in 40 days for clear title. Taxes prorated to the day of closing. Possession at closing. Selling as is within contingencies, all inspections welcome before the auction. See full details in Auction Bid Packet. OPEN Tuesday, July 27, 4-6PM & Tuesday, August 3, 4-6PM.

Amenities

Type:	1 Story, Condominium	Foundation:	Slab
Zoning:	Residential	Basement:	No
Construction:	Existing	Basement Type:	
Outbuildings:		Laundry:	Yes
# Fireplaces:	Fireplace:	Laundry Location:	First Level
Roof Type:	Shingle	Laundry Type:	Laundry Room
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator		
Lot Description:	Cul-De-Sac		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Landscaped, Patio, Public Sidewalk, Solid Surface Drive, Thermopane windows		
Interior Feat:	1st Floor Master, Bath Master, Blinds, Breakfast Bar, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Foyer, Jetted Tub, Open Floor Plan, Pantry, Separate Shower(s), Split Bedrooms, Utility/Mud Room, Walk-in Closet(s)		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,471.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,471
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **8** Garage: **Y** Garage Size: **21 x 21** Garage Type: **Attached, Front Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Kitchen	11.11 x 12.6	1st Floor	Vinyl	
Dining Room	13.4 x 13.9	1st Floor	Wood	
Dining Area	12.2 x 11.6	1st Floor	Wood	
Family Room	13.10 x 11.6	1st Floor	Wood	
Main Bedroom	17.1 x 11.8	1st Floor	Carpet	
Bathroom Full	11.7 x 11.8	1st Floor	Vinyl	Off Main Bedroom
Other	5.8 x 9.6	1st Floor	Vinyl	MBR Walk-In Closet
Bedroom	12.6 x 10.7	1st Floor	Carpet	
Bathroom Full	8.1 x 4.11	1st Floor	Wood	
Other	9.11 x 5.8	1st Floor	Vinyl	Equipped Laundry Room

Utilities

Water Heater: **Natural Gas**
Water Type: **Public Onsite**
Natural Water:
Sewer Type: **Sewer**

Heat Type: **Forced Air**
Cooling Type: **Central Air**
Fuel Type: **Nat Gas**

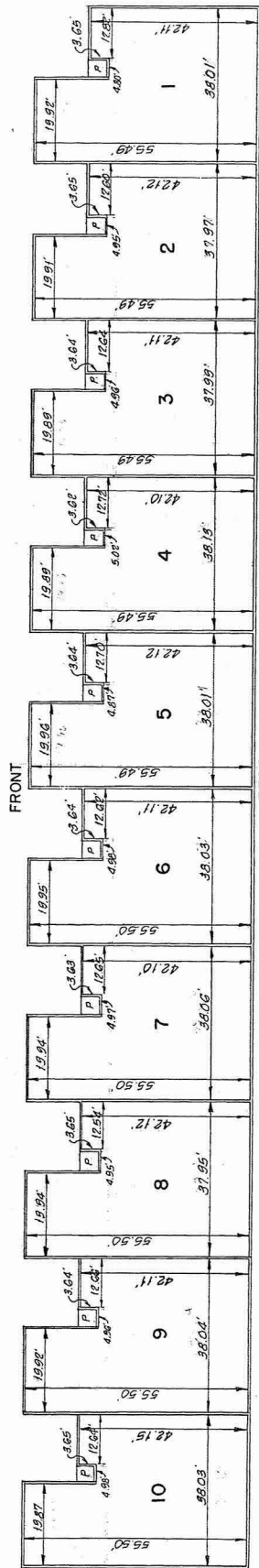
General Information

Possession: **At Closing**
Flood: **No**
Seller Will Lease: **No**

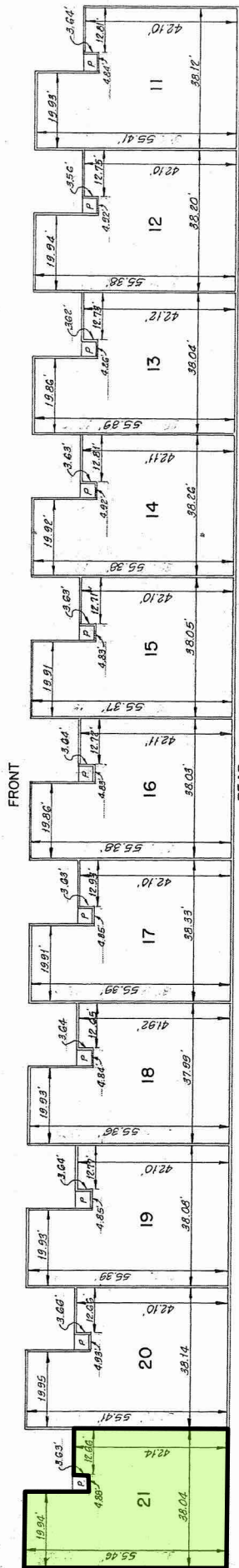
Covenants & Restr: **Yes**
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. BUYER(S) TO VERIFY ALL INFORMATION.



BUILDING NO. 1



BUILDING NO. 2

LEGEND
P --- Porch or Patio



John G. Brinkworth, Jr.
John G. Brinkworth, Jr.
Indiana Reg. No. 19952

CONDOMINIUM UNITS
BUILDINGS 1 AND 2
PLAT NO. 1142
CHARLESTOWN STATION

General Information
 Parcel Number 22-05-04-300-218.021-008
 Local Parcel Number 0084441021
 Tax ID:

Ownership
 Naville, Patrick W
 Naville, Timothy J & Coulter, Ellen L & 1641 Charlestown Station Ct
 NEW ALBANY, IN 47150

Transfer of Ownership
 Date 08/31/2017
 Owner Naville, Patrick W
 Doc ID 201715413
 Code WD
 Book/Page /
 Adj Sale Price \$0
 V/I I

Notes
 7/27/2020 22Q3: BF FIELD REVIEW & DATA COLLECTION.
 1/11/2017 18Q3: MINOR CHANGES 01/11/2017 BF BUILDING, GAVE OBSCOLESCENCE FOR % OF BUILDING.
 1/5/2017 16UP: ADJUSTED VALUE BASED PM SQ FT COST. SB
 6/25/2015 05NC: UPDATE FOR 3/1/2005 REPRICED UNITS INDIVIDUALLY FOR 3/1/05 DE 6/18/05

Routing Number
 05-04-310-204

Legal
 P 1142 CONDO UNIT 21 BLDG 2

Assessment Year
 2021
 Reason For Change WIP
 As Of Date 01/20/2021
 Valuation Method Indiana Cost Mod
 Equalization Factor 1.0000

Property Class 550
 Condominium Unit - Platted Lot
 Year: 2021

Location Information
 County Floyd
 Township NEW ALBANY TOWNSHIP
 District 008 (Local 008)
 NEW ALBANY CITY
 School Corp 2400
 NEW ALBANY-FLOYD COUNTY C

Assessment Year
 2020
 Reason For Change AA
 As Of Date 01/01/2020
 Valuation Method Indiana Cost Mod
 Equalization Factor 1.0000

Assessment Year
 2019
 Reason For Change AA
 As Of Date 06/25/2019
 Valuation Method Indiana Cost Mod
 Equalization Factor 1.0000

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Assessment Year
 2018
 Reason For Change Misc
 As Of Date 07/20/2018
 Valuation Method Indiana Cost Mod
 Equalization Factor 1.0000

Assessment Year
 2018
 Reason For Change Misc
 As Of Date 02/15/2019
 Valuation Method Indiana Cost Mod
 Equalization Factor 1.0000

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

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2021	WIP	01/20/2021	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$22,500	\$22,500	\$0	\$0	\$132,000	\$132,000	\$0	\$0	\$154,500	\$154,500	\$0	\$0
2020	AA	01/01/2020	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$22,500	\$22,500	\$0	\$0	\$135,400	\$135,400	\$0	\$0	\$157,900	\$157,900	\$0	\$0
2019	AA	06/25/2019	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$22,500	\$22,500	\$0	\$0	\$128,600	\$128,600	\$0	\$0	\$151,100	\$151,100	\$0	\$0
2018	Misc	07/20/2018	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$22,500	\$22,500	\$0	\$0	\$128,700	\$128,700	\$0	\$0	\$151,200	\$151,200	\$0	\$0

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Pricing Method ID	Soil Type	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	SI	0	1.00	1.00	\$22,500	\$22,500	\$22,500	0%	100%	1.0000	\$22,500

Land Computations

Calculated Acreage	0.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	1.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$22,500
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$22,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$22,500

Characteristics
 Topography Level
 Flood Hazard
 Public Utilities All ERA
 Streets or Roads Paved TIF
 Neighborhood Life Cycle Stage
 Static
 Printed Tuesday, May 4, 2021
 Review Group 2021
 Data Source External Only
 Collector 08/12/2020 BF
 Appraiser 08/12/2020 BF

General Information		Plumbing	
Occupancy	Row Type	#	TF
Description	Row Type R 02	2	6
Story Height		0	0
Style	11 Story Conventional	1	1
Finished Area	1471 sqft	1	1
Make		0	0
		4	8

Floor Finish	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

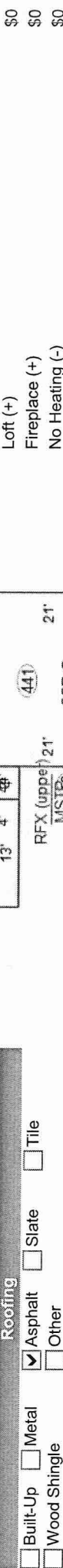
Wall Finish	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood Shingle	<input checked="" type="checkbox"/> Asphalt
	<input type="checkbox"/> Other

Exterior Features		
Description	Area	Value
Stoop, Masonry	16	\$1,400
Canopy, Roof Extension	16	\$600
Patio, Concrete	93	\$600

Accommodations	
Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type	
Central Warm Air	



Adjustments	
Unfin Int (-)	\$102,200
Ex Liv Units (+)	\$82,782
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$3,400
No Elec (-)	\$0
Plumbing (+/-)	\$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Specialty Plumbing		
Description	Count	Value
Specialty Plumbing	1	\$1,471

Sub-Total, One Unit	
Sub-Total, 1 Units	\$2,600
Exterior Features (+)	\$13,200
Garages (+) 441 sqft	\$104,382
Quality and Design Factor (Grade)	1.10
Location Multiplier	0.91
Replacement Cost	\$104,486

Summary of Improvements										
Description	Res Eligibl	Year Built	Eff Year	Eff Age	Eff Co	Grade	Construction	Height	Area	Value
1: Row Type R 02	100%	2000	2000	21	A	C+2	Brick	1	1,471 sqft	\$104,486

Totals	
Floor Constr	1471
Base Finish	1471
Value	\$102,200
Totals	\$102,200

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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 45234 (R6/6-14)

Date (month, day, year)

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by

P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

1641 Charlestown Station Ct, New Albany, IN 47150

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	X				Cistern	X				
Clothes Dryer				X	Septic Field/Bed	X				
Clothes Washer				X	Hot Tub	X				
Dishwasher				X	Plumbing				X	
Disposal				X	Aerator System	X				
Freezer	X				Sump Pump	X				
Gas Grill	X				Irrigation Systems	X				
Hood				X	Water Heater/Electric	X				
Microwave Oven				X	Water Heater/Gas				X	
Oven				X	Water Heater/Solar	X				
Range				X	Water Purifier	X				
Refrigerator				X	Water Softener	X				
Room Air Conditioner(s)	X				Well	X				
Trash Compactor	X				Septic and Holding Tank/Septic Mound	X				
TV Antenna/Dish	X				Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)				X	
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			X		
					Are the structures connected to a public sewer system?			X		
					Are there any additions that may require improvements to the sewage disposal system?					X
					If yes, have the improvements been completed on the sewage disposal system?					X
					Are the improvements connected to a private/community water system?					X
					Are the improvements connected to a private/community sewer system?					X
B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	X				Attic Fan	X				
Burglar Alarm				X	Central Air Conditioning			X		
Ceiling Fan(s)			X		Hot Water Heat	X				
Garage Door Opener / Controls			X		Furnace Heat/Gas			X		
Inside Telephone Wiring and Blocks/Jacks			X		Furnace Heat/Electric	X				
Intercom	X				Solar House-Heating	X				
Light Fixtures			X		Woodburning Stove	X				
Sauna	X				Fireplace	X				
Smoke/Fire Alarm(s)				X	Fireplace Insert	X				
Switches and Outlets			X		Air Cleaner	X				
Vent Fan(s)				X	Humidifier	X				
60/100/200 Amp Service (Circle one)				X	Propane Tank	X				
Generator	X				Other Heating Source	X				

NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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Signature of Seller <i>Timothy J. Naville</i>	Date (mm/dd/yy) 05/10/21	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Mrs. Naville</i>	Date (mm/dd/yy) 5/14/2021	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)

1641 Charlestown Station Ct, New Albany, IN 47150

2. ROOF	YES	NO	DO NOT KNOW
Age, if known Years.			X
Does the roof leak?			X
Is there present damage to the roof?			X
Is there more than one layer of shingles on the house?			X
If yes, how many layers?			X

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			X
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

The deed holders for this property have never lived in the home and are selling it in an "as is" condition at auction

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		X	
Are there any foundation problems with the structures?		X	
Are there any encroachments?			X
Are there any violations of zoning, building codes, or restrictive covenants?			X
Is the present use of non-conforming use? Explain:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?			X
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites, or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Are the furnace/woodstove/chimney/flue all in working order?	X		
Is the property in a flood plain?		X	
Do you currently pay for flood insurance?		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate salesperson?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	X		
Is the property located within one (1) mile of an airport?		X	

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Signature of Seller <i>Timothy J. Naville</i>	Date (mm/dd/yy) 05/10/21	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>John Naville</i>	Date (mm/dd/yy) 5/14/2021	Signature of Buyer	Date (mm/dd/yy)
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FORM #03.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
1641 CHARLESTOWN STATION COURT, NEW ALBANY, IN 47150
ADDITIONAL SIGNATURES FOR PAGE 1 OF 2

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Signature of Seller	<small>DocuSigned by:</small> Pat Naville	5/11/2021	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	<small>DocuSigned by:</small> Ellen Coulter	5/11/2021	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.				
Signature of Seller (at closing)		Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

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Signature of Seller	<small>DocuSigned by:</small> Jennifer Fols	5/11/2021	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	<small>DocuSigned by:</small> [Signature]	5/11/2021	Signature of Buyer	Date (mm/dd/yy)
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Signature of Seller	<small>DocuSigned by:</small> Maggie Cirillo	5/11/2021	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	<small>DocuSigned by:</small> [Signature]	5/11/2021	Signature of Buyer	Date (mm/dd/yy)
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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
1641 CHARLESTOWN STATION COURT, NEW ALBANY, IN 47150
ADDITIONAL SIGNATURES FOR PAGE 2 OF 2

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Signature of Seller <small>DocuSigned by:</small> Jennifer Edz	5/11/2021	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <small>DocuSigned by:</small> [Signature]	5/12/2021	Signature of Buyer	Date (mm/dd/yy)
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