

BID PACKET

GLENWOOD COTTAGE ONLINE AUCTION



**2531 GLENWOOD COURT
NEW ALBANY, IN 47150**



ONLINE BIDDING ENDS

MONDAY, AUGUST 3 @ 6PM

**HARRITT
GROUP INC.**

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

2531 Glenwood Court, New Albany, IN 47150

Monday, August 3, 2020

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 appointment only. 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 hammer bid price to determine the final purchase price. Example: Hammer Bid Price \$100,000 plus a 10% buyer's premium equals a contract purchase price of \$110,000.

MANNER OF PAYMENT - A 10% non-refundable down payment in the form of cash, check or wired funds are due within 24 hours following the auction with the signing of a legally binding purchase agreement. 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 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 14, 2020. 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.

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. *Research indicates that the property is not located in a flood plain.*

EVIDENCE OF TITLE - Seller will provide merchantable title via a deed. Cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. 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 per deed and courthouse records. Lot size of 52' x 120'.

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 day immediately prior to the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

POSSESSION - Possession to be at closing.

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. 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. 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.

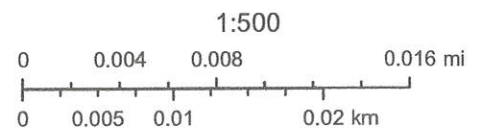
SOLD WITH SELLER'S RESERVE - Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

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

AGENCY The Harritt Group is acting exclusively as agents for the seller. Sellers are licensed Indiana Real Brokers.

SELLER Doug & Mary Ann Harritt

2531 Glenwood Court, New Albany, Indiana



Client Detail

2531 Glenwood Court, New Albany, IN 47150

Listing #: **202009263**

Total Finished Sqft: **1,376**

Above Grade Finished SqFt: **1,376**

\$0
Active (07/15/20)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	Yes	School Dst:	New Albany-Floyd Cty
Subdiv Nm:	Glenwood	Parcel#:	220502901283000008
Beds:	2	Lot Sz:	0.14 / 6,098
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,376	Lot Dim:	52' x 120'
Tot Fin SF:	1,376	Year Built:	1935
New Const:	No	Annual Tax:	1,439
Home Warranty:	No	Tax Year:	2019/2020
Land Assess:	21,200	DOM:	0
Improvements:	94,600	HOA \$:	/ None
Total Assess:	115,800		

Directions: **I-265 to Charlestown Road Exit #4. South 1.4 miles to left on Slate Run Road. 1.4 miles to the left on Beharrell Ave. 3/10 mile to the left on Glenwood Ct to auction on the left. Or from Providence Way turn right on Beharrell to right on Glenwood Ct.**

Legal: **P 588 E 20' L 29 & 32' OF L "A"**
 Tot Deductions: **\$76,395** [Deduction Type](#) [Comment](#)
 Supplemental Homestd **\$31,395**

Remarks

Glenwood Cottage Online Auction - Bidding Ends Monday, August 3 @ 6 PM. Brimming with 1930's charm a classic two-bedroom two-bath brick cottage with two fireplaces, attic, full basement, and a detached 20' x 20' garage. Living room accented with a fireplace, paned windows, & vintage door, wide openings to a large family room and formal dining with period trim, crown, and chair molding, and a panoramic window in the kitchen. Great opportunity for expansion with the staired access to a 33' foot floored attic and a 1035 square foot basement with a full bath. Located in Historic Glenwood Park off Beharrell Avenue with easy access to the tri-city area near downtown. Natural gas heat and central air replaced in 2018. Great home with lots of potentials. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS 10% Non-refundable down payment in the form of cash, check or wired funds is due within 24 hours following the auction, balance due in 40 days. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction. Square footage of home and lot size per courthouse records. Owners are licensed Indiana Real Estate Brokers. OPEN INSPECTION Monday, July 27, 4pm - 6pm & Monday, August 3, 11am - 1pm.

Amenities

Type:	1 Story	Foundation:	Concrete Block, Poured Concrete
Zoning:	Residential	Basement:	Yes Basement Type: Full
Construction:	Existing	Laundry:	Yes Laundry Location: Basement
Outbuildings:	Garage	Laundry Type:	Other
# Fireplaces:	2 Fireplace: Gas Burning, Woodburning	Road Frontage:	52'
Roof Type:	Shingle		
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Range / Oven, Refrigerator		
Lot Description:	Cul-De-Sac		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Landscaped, Paved Driveway		
Interior Feat:	Family Room, Finishable Attic, Formal Dining Rm, Sump Pump		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,376.0	Nonconform Finished:	0.0
Above Grade Unfinish:	462.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,376
Below Grade Unfinish:	1,035.0		

Room Sizes & Levels

Total Rooms: **7** Garage: **Y** Garage Size: **20 x 20** Garage Type: **Detached, Front Entry** Garage Spaces: **2**

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Living Room	19 x 13.6	1st Floor	Carpet	
Kitchen	11.6 x 9	1st Floor	Vinyl	
Dining Room	12 x 11	1st Floor	Carpet	
Family Room	29.6 x 11	1st Floor	Carpet	
Bedroom	12.6 x 10	1st Floor	Carpet	
Bedroom	11.6 x 11	1st Floor	Carpet	
Bathroom Full	8 x 6.6	1st Floor	Vinyl	
Bathroom Full	9.6 x 4	LL/Basement	Other	
Other	33 x 14	2nd Floor	Wood	Unfinished Attic

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: **Unknown**
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R6/6-14)

Date (month, day, year)
7/14/20

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) **2531 Glenwood 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	✓				Cistern	✓				
Clothes Dryer				✓	Septic Field/Bed	✓				
Clothes Washer				✓	Hot Tub	✓				
Dishwasher				✓	Plumbing				✓	
Disposal				✓	Aerator System	✓				
Freezer	✓				Sump Pump			✓		
Gas Grill	✓				Irrigation Systems	✓				
Hood	✓				Water Heater/Electric	✓				
Microwave Oven	✓				Water Heater/Gas			✓		
Oven				✓	Water Heater/Solar	✓				
Range				✓	Water Purifier	✓				
Refrigerator			✓		Water Softener	✓				
Room Air Conditioner(s)	✓				Well	✓				
Trash Compactor	✓				Septic and Holding Tank/Septic Mound					
TV Antenna/Dish	✓				Geothermal and Heat Pump	✓				
Other:					Other Sewer System (Explain)	✓				
					Swimming Pool & Pool Equipment	✓				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			✓		
					Are the structures connected to a public sewer system?			✓		
					Are there any additions that may require improvements to the sewage disposal system?				✓	
					If yes, have the improvements been completed on the sewage disposal system?				✓	
					Are the improvements connected to a private/community water system?				✓	
					Are the improvements connected to a private/community sewer system?				✓	
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	✓				Attic Fan	✓				
Burglar Alarm	✓				Central Air Conditioning			✓		
Ceiling Fan(s)	✓				Hot Water Heat	✓				
Garage Door Opener / Controls			✓		Furnace Heat/Gas			✓		
Inside Telephone Wiring and Blocks/Jacks	✓				Furnace Heat/Electric	✓				
Intercom	✓				Solar House-Heating	✓				
Light Fixtures				✓	Woodburning Stove	✓				
Sauna	✓				Fireplace				✓	
Smoke/Fire Alarm(s)				✓	Fireplace Insert	✓				
Switches and Outlets				✓	Air Cleaner	✓				
Vent Fan(s)	✓				Humidifier	✓				
60/100/200 Amp Service (Circle one)				✓	Propane Tank	✓				
Generator	✓				Other Heating Source	✓				

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.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 7-14-2020	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Mary Ann Harritt</i>	Date (mm/dd/yy) 7/14/20	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)

2531 Glenwood Ct, New Albany, IN 47150

2. ROOF	YES	NO	DO NOT KNOW
Age, if known <u>7</u> Years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:			

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

Sellers have not lived in the property and selling in as-is condition at auction.

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

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) <u>7/14/2020</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Mary Ann Haritt</i>	Date (mm/dd/yy) <u>7/14/20</u>	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)



FORM #03.





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

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

PROPERTY ADDRESS: 2531 Glenwood Ct, New Albany, IN 47150

LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. 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 buyer with all available records and reports including *Seller's Residential Real Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below): _____
- (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

- (c.) _____ Buyer has received copies of all information listed above.
- (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
- (e.) _____ Buyer has **(check (i) or (ii) below)**:

- (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;
- OR**
- (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)


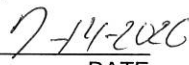
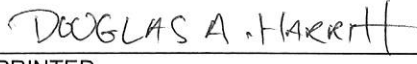
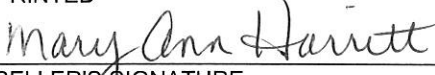
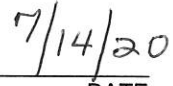
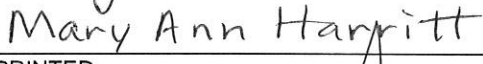

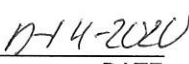
(f.) D.A. Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

2531 Glenwood Ct, New Albany, IN 47150
(Property Address)

47 **CERTIFICATION OF ACCURACY**

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

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

56				
57	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
58				
59	PRINTED		PRINTED	
60				
61				
62	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
63				
64	PRINTED		PRINTED	
65				
66				
67	LISTING BROKER	DATE	SELLING BROKER	DATE



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



2531 Glenwood Ct, New Albany, IN 47150

(Property Address)

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

OEFFINGER CRONE

HEATING & COOLING

QUALITY SINCE 1953

1601 Beechwood Ave New Albany, IN 47150

INVOICE

DATE	INVOICE #	CUST #
5/16/2018	0000011683	0002228

LOCATION

2531 Glenwood Ct
New Albany IN 47150

2531 Glenwood Ct
New Albany IN 47150

DISPATCH	TERMS	PURCHASE ORDER	JOB NUMBER
59944	COD		18-055

DESCRIPTION	AMOUNT
-------------	--------

Contract Price to Replace HVAC System \$4,100.00

EQUIPMENT/MATERIALS FURNISHED AND INSTALLED:
 Goodman 100,000 BTU Heating Gas Furnace-80% AFUE Energy Rating
 Goodman 36,000 BTU Cooling Condensing Unit-14.0 SEER Energy Rating
 Goodman 36,000 BTU Cooling Evaporator Coil
 Base for Outdoor Unit
 Connect to Existing Refrigerant Lines
 Connect to Existing Electric
 Connect to Existing Vent
 Connect to Existing Thermostat
 Installation Labor
 All Required Permits
 Removal of Old Equipment
 Sales Tax

WARRANTY EXPIRATION DATES								
MFG	TYPE	MODEL	SERIAL	LABOR	PARTS	COMPRESSOR	COND COIL	HT EXCHANGER
GOODMAN	Furnace	GMS81005CN	1801023312	5/16/2019	5/16/2028			Lifetime
GOODMAN	Condensing Unit	GSX140361	1802420634	5/16/2019	5/16/2028	5/16/2028	5/16/2028	
GOODMAN	Evaporator Coil	CAPF3636C6	1711318696	5/16/2019	5/16/2028			

WARRANTY INFORMATION All equipment is covered by the manufacture's warranty. This warranty is defined by an attached warranty certificate unless otherwise indicated above. All other parts, materials, workmanship and labor will be warranted for a period of one year from the date of installation unless indicated above. Oeffinger-Crone Heating & Cooling, Inc. makes no other warranties, expressed or implied, and its agents or technicians are not authorized to make any such warranties on behalf of Oeffinger-Crone Heating & Cooling, Inc.	Total Due	\$4,100.00
	Payment-Check	\$0.00
	Payment-CC	\$0.00
	Payment-Cash	\$0.00
	Balance Due	\$4,100.00

Paid May 29, 2018

OEFFINGER & CRONE

HEATING & COOLING INC.

QUALITY SINCE 1953
 1601 Beechwood Ave New Albany, IN 47150
 812-945-8166-Phone
 812-945-9830-Fax

INVOICE

DATE	INVOICE #	CUST #
7/23/2020	0000015669	0003285

LOCATION

Doug Harritt
 4704 Corydon Pike
 New Albany IN 47150

Doug Harritt
 4704 Corydon Pike
 New Albany IN 47150

P.O. NUMBER		DISPATCH	TERMS	SALES PERSON	
		63970	COD	Ryan	
QUAN	CODE	DESCRIPTION	PRICE EACH	AMOUNT	
1.00	INS-S001-100	Home Inspection	132.00	132.00	
1.00		Performed home inspection of HVAC equipment before sale of home. Started all equipment and tested all operations. All equipment is in good working order. All OK at this time.			
Equipment Serviced			TOTAL	\$132.00	