

Mahoning

Quaker City Concrete Products, LLC • Leetonia, Ohio 44431

NORWECO

SERVICE POLICY FOR RESIDENTIAL AERATION SYSTEMS

The aeration sewage system installed at your residence for treatment of sewage waste from your plumbing fixtures is a well engineered product designed to give long, efficient service. It bears the standard warranty of the manufacturer, which, in case of mechanical aerator failure, provides for supplying any defective parts at no charge, FOB factory, for a period of two (2) years from the date of installation. All other mechanicals carry a one (1) year manufacturer's warranty. It is understood that no work will be done on this system except by our authorized representative.

Realizing, however, that any mechanical device requires maintenance, and that preventive maintenance may eliminate expensive and annoying breakdowns, we issue this Service Policy to assure proper operation. Under the Service Policy our serviceman will inspect your unit **once every six (6) months** and during such inspection will:

5-27-23

- 1) Clean aerator shaft internally and externally
- 2) Inspect electrical connections for corrosion
- 3) If an inspection indicates the necessity of any repairs, the serviceman will remove the aeration unit and notify the owner of the extent of the repairs. An additional charge will be made for these repairs.
- 4) Service the Bio-Kinetic filter
- 5) Inspect chlorinator/de-chlorinator (if applicable)
- 6) Inspection of the UV light (if applicable)
- 7) Does not include **effluent testing or parts** for operation.

The cost of this Service Policy, for a period of one (1) year or (2) service calls from date is \$ 300 plus sales tax of \$ 22.50 for a total charge of \$ 322.50 payable herewith. This policy is renewable on a yearly basis. NOTE: Due to the low cost of this policy, **no appointments will be permitted.**

This policy is not assignable by the Purchaser, except by the written consent of QUAKER CITY CONCRETE PRODUCTS, LLC. Your acceptance of the provisions of this policy is indicated by your signature below.

office use only
JUN 09 2023
START DATE STAMP

Contract will be started on date we receive it.

office use only
JUN 09 2024
EXPIRATION DATE STAMP

Purchaser DORIAN & JULIE CERNEKA

Mailing Address 4815 SHIELDS RD, CANFIELD OH 44406

Physical Address SAME

City, State, Zip Code CANFIELD OH 44406

Telephone 330-519-1616

Customer Signature: Julie Cerneka

Acct. # <u>5349A</u>	Check # <u>5443</u>	For Office Use Only	Payment Method: <u>Check</u>	Employee Name: <u>HRB.</u>
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290 East High Street, Leetonia, Ohio 44431 • 330.427.2239

Mahoning County Public Health
50 Westchester Drive, Youngstown, Ohio 44515 (330) 270-2855

EVALUATION OF PRIVATE WATER SYSTEM (PWS)

4815 Shields road
 Address
Canfield Ohio 44404
 City State Zip
Canfield
 Township

Julie Cerneka 330-519-1616
 Applicant Phone No.
 Alternate Mailing:
 PWS Driller Permit No.

The opinions given may be rendered without knowledge of some of the individual parts of the private water system (PWS) and applies only to the date and time the opinion is made. Therefore, this opinion does not guarantee the future performance of the private water system being evaluated.

- Septic System Sanitary Sewer
- New Installation Alteration Existing BE
- Publicly-owned water system
- Privately-owned water system
 PWS Construction Date 2001
- Drilled Well Dug Well Pond Cistern Other
- Does PWS meet present code requirement? Yes No
- Able to locate well head? Yes No
- Does the well head have a water-tight/bug proof cap? Yes No
- Does the well casing extend 12 inches above ground? Yes No
- Have all the fixtures been installed prior to sampling? Yes No
- TREATMENT Softener Chlorinator Iron Filter
 Charcoal Filter Sediment Filter UV light
 Cyst Filter Reverse Osmosis Other

VERIFY ISOLATION DISTANCES

- | | | |
|--------------------------------|---|-----------------------------|
| Buildings - 10' | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Roadway - 25' | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Property lines/easements - 10' | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Sanitary sewer lines - 10' | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Sewage system - 50' | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Privy - 100' | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Surface water - 25' | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Drive - 5' | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Other: | | |

**From test results and observations
 this private water system
 is is not
 satisfactory for the subject property.
 This opinion does not assess the
 amount or aesthetic/chemical qualities
 of the water.**

Water Sample Information: (Bacteriological Analysis Only)

Sample #1 Date Paid 9-15-23 rcpt # 159001 Collected 9/6/23 Location Kitchen Sink
 Mailed 9/18/23 Safe Unsafe BOH# 862 Inspector Signature [Signature]

Sample #2 Date Paid 9/11/23 rcpt # 159326 Collected 9/14/23 Location Kitchen Sink
 Mailed 9/18/23 Safe Unsafe BOH# 893 Inspector Signature [Signature]

Sample #3 Date Paid 9/19/23 rcpt # 159426 Collected 9/25/23 Location Kitchen Sink
 Mailed 9/29/23 Safe Unsafe BOH# 933 Inspector Signature [Signature]

DIAGRAM: * See Septic Evaluation
 N ↑ * called H.O @ Positive Sample 9/8
 * called H.O @ Positive Sample 9/18
 * Recommend Replace Well &/or Super shock & clean well / pump (scrubs)

Inspector [Signature]
 Date 9/29/2023

Mahoning County Public Health

50 Westchester Drive, Youngstown, Ohio 44515 (330) 270-2855

EVALUATION OF HOUSEHOLD SEWAGE TREATMENT SYSTEM (HSTS)

4815 Shields Road
Address

Counfield
Township

Type of system: On-lot Off-Lot Holding

Number of Tank(s) - Size: 1 500 1 1000 _____ 1500

_____ 750 _____ 1250 _____ Other

- | YES | NO | N/A | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Within 200' of sanitary sewer |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | House vacant (____) months |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Tank constructed of approved material |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Aeration Type <u>NORWEL</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Motor operational |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Motor approved model |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Control box operational |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Control box approved model |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Filter operational |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Disinfection unit filled/operating |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is HSTS 50' from private water system |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does HSTS meet present code |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is HSTS malfunctioning/causing nuisance |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Discharge observed _____ |

YES NO UNDETERMINED

- All bathroom wastewater to system
- Kitchen wastewater to system
- Laundry wastewater to system

PLUMBING INSPECTION REQUIRED
old bsmt cannot verify

Inspector _____

Date

The opinions given may be rendered without knowledge of some of the individual parts of the HSTS and apply only to the date and time the opinion is made. Therefore, this opinion does not guarantee the future performance of the HSTS and is rendered with the expectation that the system will not be loaded beyond its original design capacity and that routine maintenance will be performed as required.

Initial Inspection Date

9/6/23 green dye

Weather Conditions

Sunny/65

Re-inspection Dates

9/7 9/8

Date HSTS pumped

9/11/23

Number of Bedrooms/Baths

3 bed / 1.5 bath

of People Occupying Home

2

Date of HSTS Installation

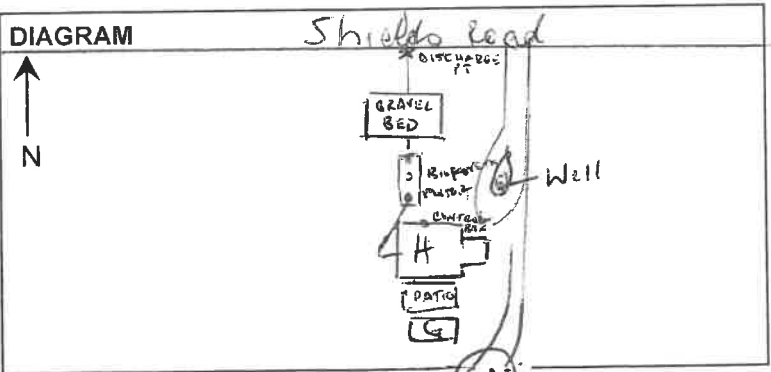
(repair) 2006

Current Service Contract

YES NO N/A

Service Provider

Quaker City Splice Expires _____



Recommendation: Keep Service Contract; pump tanks

every 3-5 yrs to help maintain HSTS

No HSTS repair/replacement required at this time

HSTS Violation(s) - See attached documents

Annual service contract required

Sanitary sewer connection required

9/18/23

270-2855 106

Phone Ext.

The findings of this evaluation are condition dependent and changes in weather and/or usage can create different results. Should this system create a nuisance/malfunction in the future, this system must be altered or replaced to meet code at the time of the malfunction/nuisance.
NOTE: If this Household is VACANT during the evaluation, the household sewage treatment system may not show signs of defects. Therefore, a re-inspection is recommended upon occupancy.
Created: 9/1/11 Revised 11/16/12



226 Boardman Canfield Rd., Boardman, OH 44512

info@AmericanRESpecialists.com

Real Estate Brokers & Auctioneers:
J. Paul Basinger, Julie A. Cerneka

Real Estate Agent: Richard Basinger

Company Policy Disclosure

For the property located at: 4815 Shields Rd., Canfield, OH 444406

Cooperation & Compensation

It is the policy of American Real Estate Specialists to cooperate with all other brokerages on an equal and consistent basis. The brokerage and its agents will make its listings available to other brokerages to show, provide non-confidential information and present all written offers by other brokerages in a timely manner.

We will offer compensation to a buyer's brokers involved in this transaction in the amount of \$_____ or 2% of offer.

At auction: 2% if sold at auction, prior to, or post auction (excluding buyer's premium). Broker/Agent must fill out a Broker Participation form with our firm to qualify and submit it to our office **PRIOR TO CLIENT BIDDING AND NO LATER THAN 48 hours** prior to the close of the auction. Commission is paid on base offer excluding any buyer's premium (where applicable) and less Seller allowances/pre-pays and/or closing costs paid for by Seller.

Traditional Real Estate Listing: 2.5% of contract price excluding Seller allowances/pre-pays.

When we act as a buyer's agent, we will also accept compensation offered by the listing broker through the MLS.

Types of Agents

It is possible for other agents within American Real Estate Specialists to act as a dual agent, buyer's agent or seller's agent on the same transaction.

American Real Estate Specialists does not recognize sub-agency.

Representation

A buyer's agent represents the buyer's interests, even if the seller's agent or seller compensates the buyer's agent.

Dual Agency

It is possible for an agent to act as a dual agent. In this situation you can:

- a. Consent to the dual agency by signing the Dual Agency Disclosure,
- b. Exercise your rights under the law and as stated in the Agency Disclosure Statement, or
- c. Consent to another agent in our agency representing you or the other party.

Receipt of Agency Policy

I hereby acknowledge that I have received the Company Policy Disclosure of American Real Estate Specialists.

<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <i>Dorian Cerneka</i> dotloop verified 02/12/24 3:38 PM EST TZX9-0Q4H-HDAH-F1VK </div> <hr/> <p>Client (Seller) _____ Date _____</p>	<hr/> <p>Client (Buyer) _____ Date _____</p>
<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <i>Julie A. Cerneka</i> dotloop verified 02/12/24 1:04 PM EST FE10-E4GD-S4EW-CB9Z </div> <hr/> <p>Client (Seller) _____ Date _____</p>	<hr/> <p>Client (Buyer) _____ Date _____</p>
<hr/> <p>Broker/Auctioneer: J. Paul Basinger _____ Date _____</p>	<hr/> <p>Agent _____ Date _____</p>
<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <i>Julie A. Cerneka</i> dotloop verified 02/12/24 1:04 PM EST G9MJ-MAWQ-NPIC-OVJ5 </div> <hr/> <p>Broker/Auctioneer: Julie A. Cerneka _____ Date _____</p>	



226 Boardman Canfield Rd.,
Boardman, OH 44512

Real Estate Brokers & Auctioneer:
J. Paul Basinger, Julie A. Cerneka

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

We are pleased you have selected American Real Estate Specialists (“ARES”) to help you with your real estate needs. Whether you are selling, buying or leasing real estate, ARES can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services agents can offer and their options for working with you.

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

Representing Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller’s agent, the brokerage and the listing agent must: follow the seller’s lawful instructions, be loyal to the seller, promote the seller’s best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care and, account for any money they handle in the transaction. In rare circumstances, a listing broker may offer “subagency” to other brokerages which would also represent the seller’s interests and owe the seller these same duties.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer’s agency. A brokerage and agent that agree to represent a buyer’s interest in a transaction must: follow the buyer’s lawful instructions, be loyal to the buyer, promote the buyer’s best interests, disclose material facts to the buyer, maintain confidential information and account for any money they handle in the transaction.

Dual Agency

Occasionally the same agent and brokerage who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become “dual agents”, they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidential information of both parties.

Working With ARES

ARES does offer representation to both buyers and sellers. Therefore the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but ARES and its managers will act as a dual agent. This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. ARES will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties’ confidential information.

In the event that both the buyer and seller are represented by the same agent, that agent and ARES will act as dual agents but only if both parties agree. As dual agents they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

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

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

Working With Other Brokerages

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

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, disability as defined in that section, 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.

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

Because it is important that you have this information, Ohio law requires that we ask you to sign below, acknowledging receipt of this Consumer Guide. Your signature will not obligate you to work with our company if you do not choose to do so.

Dorian Cerneka

Printed Name

Julie A. Cerneka

Printed Name

Dorian Cerneka dotloop verified 02/12/24 3:38 PM EST EWZX-JOOW-FZN3-3TMV
Signature Date

Julie A. Cerneka dotloop verified 02/12/24 1:05 PM EST SPXU-KWRZ-T4DF-UUTG
Signature Date

Julie A. Cerneka dotloop verified 02/12/24 1:05 PM EST 5RLF-DGZB-XJ86-9RS4
Agent



Department of Commerce
Division of Real Estate & Professional Licensing



AGENCY DISCLOSURE STATEMENT

The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 4815 Shields Rd., Canfield, OH 44406

Buyer(s): _____

Seller(s): Dorian and Julie Cerneka

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

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

The seller will be represented by J. Paul Basinger/Julie A. Cerneka, and American Real Estate Specialists
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the principal broker and managers will be "dual agents," which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents." Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) _____ and real estate brokerage _____ will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____
- represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT _____ DATE _____

BUYER/TENANT _____ DATE _____

Dorian Cerneka dotloop verified 02/12/24 3:38 PM EST M89F-8P9Z-3KFU-UIMOR
SELLER/LANDLORD _____ DATE _____

Julie A. Cerneka dotloop verified 02/12/24 1:08 PM EST W8P-SVFO-QSN-WWPE
SELLER/LANDLORD _____ DATE _____

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. **IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.**

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to: attorney or to:

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100



Department
of Commerce

Division of Real Estate
& Professional Licensing





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 _____ Date _____
Purchaser's Initials _____ Date _____



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: 4815 Shields Rd., Canfield, OH 44406

Owners Name(s): Dorian and Julie A. Cerneka (owner/broker)

Date: 02/11, 20 24

Owner [] is [] is not occupying the property. If owner is occupying the property, since what date: If owner is not occupying the property, since what date: August 2023

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

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

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

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

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) [] 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: July 2023 Inspected By: Mahoning Co. Board of Health

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

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

heavy rain, leak by water softener (plugged hole and ran new line out to street to eliminate that issue. Water coming in window well by electrical box (dug up and put drainage rocks and back filled to eliminate that issue)

Owner's Initials [Signature] Date [] Purchaser's Initials [] Date []

Property Address 4815 Shields Rd., Canfield, OH 44406

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: _____

Pipe in upstairs bathroom broke and leaked down into the kitchen. New pipe installed and remodeled bathroom and newly remodeled kitchen in 2022

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): _____
Annual contract to spray for ants. Grace Services. Approx. \$575/year

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): New Culligan water softener 2023. New electrical subpanel 2023.

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 DC Date _____
Owner's Initials MC Date _____
02/12/24 1:57 PM EST dotloop verified

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

Property Address 4815 Shields Rd., Canfield, OH 44406

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: Gas well on the property providing free gas to homeowner.

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: Yes No Unknown

Is the property located in a designated flood plain? Yes No Unknown

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years):

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

If "Yes", please describe:

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

If "Yes", please describe:

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No

If "Yes", please describe:

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

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

If "Yes", please describe (amount):

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

- | | | | | | |
|---------------------------|--------------------------|-------------------------------------|---|-------------------------------------|-------------------------------------|
| | Yes | No | | Yes | No |
| 1) Boundary Agreement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4) Shared Driveway | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2) Boundary Dispute | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5) Party Walls | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Recent Boundary Change | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6) Encroachments From or on Adjacent Property | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If the answer to any of the above questions is "Yes", please describe: _____
As per location survey, gravel drive approx. 1' over onto neighbors at the turn-around area.

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  Date _____
Owner's Initials  Date _____

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

Property Address 4815 Shields Rd., Canfield, OH 44406

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: *Dorian Cerneka* dotloop verified
02/12/24 3:38 PM EST
SUTO-VD2P-QU1P-RRXY DATE: _____

OWNER: *Julie A. Cerneka* dotloop verified
02/12/24 1:47 PM EST
AEXY-ZV4I-QSHZ-YBZH DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

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

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

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

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

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

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

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____

HUD – EPA LEAD-BASED PAINT DISCLOSURE

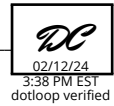
This contract is NOT contingent upon a risk assessment or inspection of the property located at: 4815 Shields Rd., Canfield, OH 44405 for the presence of lead based paint and/or lead-based paint hazards at the purchaser's expense until 9:00 pm on the tenth calendar day after ratification. _____ (insert date 10-days after contract ratification or a date mutually agreed upon.)

This contingency will terminate at the above predetermined deadline unless the Purchaser (or Purchaser's agent) delivers to the Seller (or Seller's agent) a written contract addendum listing the specific existing deficiencies and corrections needed, together with a copy of the inspection and/or risk assessment report. The Seller may, at the Seller's option within -0- days after Delivery of the addendum, elect in writing whether to correct the condition(s) prior to settlement. If the Seller will correct the condition, the Seller shall furnish the Purchaser with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of the settlement. If the Seller does not elect to make the repairs, or if the Seller makes a counter-offer, the Purchaser shall have -0- days to respond to the counter-offer or remove this contingency and take the property in "as-is" condition or this contract shall become void. The Purchaser may remove this contingency at any time without cause.

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

Lead Warning Statement: Every purchaser of any interest in residential real property on which a residential dwelling as 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 inspection 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 (initial)



(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead based paint hazards are present in the housing (explain).



(b) Records and Reports available to the seller (check one below):

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

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

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

Purchaser's Acknowledgement (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 one below)


- Receive a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based or lead-based paint hazards; or
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.


Agent's Acknowledgement (initial)



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

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 02/12/24 3:38 PM EST DBR6-SUVA-9SLZ-BDXO
Seller _____ Date _____

 dotloop verified 02/12/24 1:48 PM EST ZIR6-9MIA-QYXM-CCRQ
Seller _____ Date _____

Purchaser _____ Date _____

Purchaser _____ Date _____

Real Estate Broker – J. Paul Basinger _____ Date _____

Agent _____ Date _____

 dotloop verified 02/12/24 1:48 PM EST KCG3-BKUS-SCL5-KEJE
Real Estate Broker – Julie A. Cerneka _____ Date _____



330-330-8950

226 Boardman-Canfield Rd.
Boardman, OH 44512

Real Estate Brokers & Auctioneers:
J. Paul Basinger, Julie A. Cerneka
info@AmericanRESpecialists.com

REAL ESTATE PURCHASE CONTRACT

**THIS IS A LEGALLY BINDING CONTRACT.
IF NOT UNDERSTOOD, SEEK LEGAL ADVICE.**

Real Estate & Auction Services

- BUYER(S):** The undersigned Buyer(s) _____ offers to buy the following:
- PROPERTY** located in the County of Mahoning City/Township of Canfield and further known as (address) 4815 Shields Rd., Canfield Ohio, Zip 44406

Permanent Parcel No. 26-035-0-009.00-0 The property which PURCHASER accepts in its PRESENT CONDITION, shall include the land, all appurtenant rights, privileges and easements, and all buildings and fixtures, including such of the following as are now on the property; all electrical, heating, plumbing and bathroom fixtures; all window and door shades, blinds, awnings, screens, storm windows, curtain and drapery fixtures; all landscaping, disposal, TV antenna, rotor and control unit, smoke alarms/detectors, garage door opener and all controls, and all permanently attached carpeting.

The following items shall also remain (check all applicable items):

- | | | | |
|--|--|---|---|
| <input checked="" type="checkbox"/> range & oven | <input type="checkbox"/> window/wall air conditioner | <input checked="" type="checkbox"/> water conditioning equipment (unless leased) | <input type="checkbox"/> invisible fence/controls |
| <input checked="" type="checkbox"/> refrigerator | <input type="checkbox"/> gas grill | <input type="checkbox"/> satellite dish and all controls (unless leased) | |
| <input checked="" type="checkbox"/> dishwasher | <input checked="" type="checkbox"/> existing window treatments | <input type="checkbox"/> all heating fuel less normal depletion | <input type="checkbox"/> ALSO INCLUDED: |
| <input type="checkbox"/> washer | <input checked="" type="checkbox"/> ceiling fan(s) (if any) | <input checked="" type="checkbox"/> security systems and controls (unless leased) | <input type="checkbox"/> NOT INCLUDED: |
| <input type="checkbox"/> dryer | <input type="checkbox"/> wood burner stove inserts | <input type="checkbox"/> fireplace tools, screen, doors, grate & gas logs | |
| <input type="checkbox"/> microwave | <input type="checkbox"/> hot tub | <input checked="" type="checkbox"/> shed | |

ALSO INCLUDED: _____

- PRICE:** The purchase price shall be: _____ (\$ _____) payable as follows:
 - Earnest money **paid to AMERICAN REAL ESTATE SPECIALISTS** to be deposited upon Seller's acceptance in the trust account of the listing broker and credited against purchase price. See Paragraph #18 for return of earnest money.
CASH/CHECK _____ \$ _____
 - Down payment at date of closing (insert dollar amount or percentage (%) of purchase price.) \$ _____
 - Remaining balance due at date of closing (insert dollar amount or percentage (%) of purchase price.) \$ _____
 - This offer is contingent upon Buyer obtaining financing
() CONVENTIONAL () CASH () VA () FHA () OTHER _____

4. **ADDITIONAL AGREEMENTS AND CONTINGENCIES:** 1. Subject to property appraising at or above contract price.

5. **APPLICATION:** Buyer shall make a loan application and order appraisal within -3- days after acceptance of offer. Buyer shall pay all normal closing costs associated with such approved loan. Any escrow/settlement fees shall be divided equally between the Buyer and Seller unless VA/FHA regulations prohibit payment of escrow fees by Buyer, in which case Seller shall pay the entire escrow/settlement fee. Seller agrees to pay all VA/FHA costs not permitted to be paid by Buyer under VA/FHA regulations..

6. **EVIDENCE OF TITLE:** For each parcel of real estate to be conveyed the Seller shall furnish a Commitment for a Title Insurance Policy. Such title evidence shall be prepared and issued by Youngstown Land Title Agency. Seller shall pay for the costs of the title search/examination as well as one half the premium cost of the Owner's Policy of Title Insurance based on the purchase price. All other title insurance costs and expenses shall be paid by the Buyer. If title to all or part of the parcels to be conveyed is found defective and said defect cannot be remedied by the Seller within thirty (30) calendar days after written notice thereof, or Seller is unable to obtain title insurance against said defect, the amount of the deposit, if any, shall be refunded to the Buyer forthwith, and this agreement shall be null and void.

7. **DEED:** Seller shall convey to Buyer marketable title in fee simple by transferable and recordable general warranty deed at Seller's expense, with the release of dower, if any, or fiduciary deed, as appropriate, free and clear of all liens and encumbrances, but subject to conditions, restrictions, and easements of record.

TITLE TAKEN IN THE NAME OF: _____

8. **TAXES & ASSESSMENTS:** To be prorated as of the date of filing the deed based on the last available tax duplicate. If no tax duplicate exists, escrow officer will use applicable tax rate based on 35 percent of the sales price. When a building is involved and land tax only is assessed, the Buyer and Seller will agree to the tax proration within ten (10) calendar days of acceptance based on 35 percent of the sales price. Agricultural Tax Recoupment (CAUV), if applicable, to be paid by the Seller at closing. County transfer tax will be paid by Seller. If a special assessment is being paid in installments, those installments due and unpaid at the time of the closing shall be paid by the Seller. Buyer agrees to assume and pay all remaining installments. Seller has not received notice of future assessable improvements unless noted

9. **RENTALS, INTEREST, CONDOMINIUM CHARGES, INSURANCE, UTILITIES AND SECURITY DEPOSITS.** Adjustments/proration shall be made through **date of contract** for (a) rentals; (b) interest on any mortgage assumed by Buyer; (c) condominium or other association periodic charges, and (d) transferable policies if Buyer so elects. Seller shall pay, through date of possession, all accrued utility charges and

Buyers Initials _____ Date _____

Sellers Initials _____ Date _____

any other charges. Security deposits shall be transferred to Buyer. IT IS THE BUYERS RESPONSIBILITY TO INQUIRE ABOUT THE STATUS OF ANY UNPAID BILLS THAT ARE OR CAN BECOME A LIEN.

10. **DAMAGE OR DESTRUCTION OF PROPERTY.** Risk of loss in the real estate and appurtenances shall be borne by Seller until closing provided any property covered by this contract shall be substantially damaged or destroyed before this transaction is closed, Buyer may (a) proceed with the transaction and be entitled to all insurance money, if any, payable to 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 Seller and Broker within ten (10) calendar days after Buyer has written notice of such damage or destruction. Earnest money to be released pursuant to paragraph 17. Failure by Buyer to so notify Seller and Broker shall constitute an election to proceed with the transaction.

11. **RESIDENTIAL PROPERTY DISCLOSURE FORM** has been explained and (check applicable lines):

Buyer has reviewed and signed copy, attached

Not available from Seller

Contract is contingent upon Buyer review and signature within 24 hours of acceptance and Buyer retains 3 calendar days right of rescission

HUD-EPA Lead Based Paint Disclosure (Not required for construction after December 31, 1977)

Has been signed, copy of which is attached. Buyer acknowledges receipt of pamphlet "Protect Your Family From Lead in Your Home"

Not required by law

Ohio Sex Offender Registration and Notification requires local sheriff to provide written notice to certain members of the community if a sex offender resides in the area. Notice provided by sheriff is public record and is open to inspection under Ohio's Public Records law. Therefore, you can obtain information from a sheriff's office regarding the notices they have provided pursuant to Ohio's sex offender notification law.

The Seller certifies that he/she has not received notice pursuant to Ohio's sex offender notification law unless otherwise noted:

Buyer acknowledges that the information disclosed above may no longer be accurate and agrees to inquire with the local sheriff's office. If current information regarding the status of registered sex offenders in the area is desired, Buyer agrees to assume the responsibility to check with the local sheriff's office. Buyer is relying on their own inquiry with the local sheriff's office as to registered sex offenders in the area and is not relying on the Seller, or any real estate agent involved in the transaction.

12. **INSPECTION:** The subject property shall be delivered to Buyer in its present physical condition after examination by Buyer, such conditions to survive transfer of title and possession. Buyer agrees to accept the property in its "AS IS" condition excepting that the Buyer shall be given reasonable access to the premises within _____ calendar days after acceptance of this agreement, for an accredited inspector employed by Buyer, at Buyer's sole expense, to conduct a **MAJOR ELEMENT INSPECTION** of the premises as to roof, basement/foundation, structure (exterior and interior), plumbing, heating, cooling and electrical systems. Accredited inspector means a registered architect, professional engineer, contractor or professional home inspecting service. Failure of Buyer to cause inspection to be made within _____ calendar days from acceptance of this agreement shall be construed as a waiver by the Buyer and of his acceptance of the property in its "AS IS" condition without further repair obligation to anyone. Home Inspection: Buyer acknowledges an independent inspection is recommended.

Buyer agrees to order inspection _____ *Initial Buyer declines inspection _____ *Initial.

13. **LIMITATION OF REMEDIES** Should Buyer's accredited inspection(s) reveal a MAJOR DEFECT that would excuse performance, Buyer must notify Seller's agent in writing and provide a copy of the inspection report within three (3) days after Buyer's receipt of said report. Buyer shall establish the reasonable and necessary cost of repairing any defect revealed by the inspection report, by obtaining within five (5) business days of Buyer's receipt of said inspection report an estimate from a qualified licensed contractor regarding the reasonable and necessary repair cost. Buyer must notify Seller's agent in writing and provide a copy of the contractor's estimate within three (3) business days after Buyer's receipt of said estimate. Seller in turn, will give written notice within three (3) days that they will repair the defect, credit the buyer the cost of the repair, or explain that property is being sold "AS IS". Should no compromise be reached this agreement shall be void, the earnest money shall be refunded and all parties shall be mutually released from the contract. Buyer has the right to inspect the property prior to closing, and by accepting delivery of the deed at settlement, is accepting that the premises and contents were in satisfactory condition at the time of closing. A MAJOR DEFECT as used in this contract is defined as a defect in the roof, basement/foundation, structure (exterior and interior), plumbing, heating, cooling and electrical systems, well or septic with a reasonable and necessary repair cost of more than \$500 per major defect item. A defect which is disclosed on the Residential Property Disclosure Form or a defect which is an item of ordinary wear and tear are not major defects which would excuse performance.

14. **OTHER INSPECTIONS:** Buyer shall have, at their expense, the opportunity to have the premises inspected for radon gas, termites, other wood-eating insects, mold and well within 7 calendar days of acceptance, with the same limitation of remedies as in Paragraph 13. Refer to the local Board of Health for specific requirements for well and septic inspections. Required governmental well and/or septic inspections shall be paid for by the Seller. See separate addendum if applicable.

15. **SURVEY** If a Buyer desires or requires a boundary or location survey, the Buyer shall pay the cost thereof. If a survey is required for division of property or by county standards of conveyance, it is the Seller's Cost.

16. **CONDITIONS OF PROPERTY:** Buyer has not relied upon any representation, warranties or statements about the property (including but not limited to its condition or use) unless otherwise disclosed by the Seller(s). Buyer assumes the responsibility to verify that the property is suitable or zoned for the intended use. Buyer acknowledges that Real Estate Agents have no expertise with respect to environmental matters and therefore cannot provide an opinion or statement on those issues.

17. **HOME WARRANTY PLAN:** () Accepts Paid by () Buyer Plan: _____
() Rejects () Seller

18. **EARNEST MONEY:** Buyer has deposited with selling Broker the sum receipted for below, which shall be returned to Buyer if no contract shall have been entered into, or financing sought by Buyer is rejected in writing by one lending institution. Upon acceptance of this contract by both parties, Broker shall deposit such amount into its trust account to be distributed as follows: (a) if Seller fails or refuses to perform, or any contingency is not satisfied, the deposit shall be returned, or (b) the deposit shall be applied to the purchase price, or (c) if Buyer fails or refuses to perform, this deposit shall be paid to Seller, which payment or the acceptance thereof, shall not in any way prejudice

Buyers Initials _____ Date _____

Sellers Initials _____ Date _____

the rights of Seller or Broker(s) in any action for damages or specific performance. Disposition of the earnest money must be by signed written instructions by both parties. In the event of a dispute between the Seller and Buyer regarding the disbursement of the earnest money, the Broker is required by Ohio law to maintain such funds in his trust account until Broker receives (a) written instructions signed by the parties specifying how the earnest money is to be disbursed or (b) a final court order that specifies to whom the earnest money is to be awarded. If within two years from the date the earnest money was deposited in the Broker's trust account, the parties have not provided the Broker with such signed instructions or written notice that such legal action to resolve the dispute has been filed, the Broker shall return the earnest money to the Buyer with no further notice to the Seller.

19. **CONTRACT:** Acceptance of this offer constitutes a complete agreement binding upon and inuring to the benefit of Buyer and Seller and their respective heirs, successors, executors, administrators and assigns, and shall be deemed to contain all the terms and conditions agreed upon, there being no oral conditions, representations, warranties or agreements. Any subsequent conditions, representations, warranties or agreements shall not be valid and binding upon the parties unless reduced to writing and signed by both parties.

20. **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. All provisions of this contract shall survive the closing. Parties acknowledge that Real Estate Agents may be entitled to additional compensation for ancillary services. Any word used in this offer and the acceptance thereof shall be construed to mean either the singular or plural as indicated by the number of signatures hereto.

FACSIMILE AND/OR EMAIL TRANSMISSIONS are an acceptable mode of communication in this transaction provided the facsimile and/or email is actually received during regular business hours or is preceded by a telephone call notifying the intended party that the facsimile and/or email is being transmitted..

21. **DURATION OF OFFER AND CLOSING:** This offer shall be open for acceptance until 6:30 PM _____. This contract shall be performed and this transaction closed within _____ calendar days after acceptance. Buyer and Seller must agree to an early closing in writing. Seller further agrees to pay the Brokerage fee per the listing contract and/or as amended in writing from the proceeds at closing.

22. **POSSESSION:** Seller shall deliver possession of the property to Buyer Time of transfer upon recording of the deed

23. **SETTLEMENT STATEMENTS:** The Buyer and Seller hereby agree that the Listing and Selling Brokerage Offices are to receive a copy of the settlement statement and authorize the escrow agent to provide each with a full and complete copy of the settlement statement.

IN WITNESS THEREOF, Seller and Buyer have signed this Agreement on the date or dates indicated below as to each.

Buyer (Signature)

Seller (Signature)

Buyer (Signature)

Seller (Signature)

Street Address

Street Address

City/State/Zip

City/State/Zip

Phone

Phone

Email Address

Email Address

BUYER'S AGENT INFORMATION

LISTING AGENT INFORMATION

Real Estate Brokerage Firm

American Real Estate Specialists

Real Estate Brokerage Firm

Office ID

1520

Office ID

Office Address

226 Boardman Canfield Rd., Boardman, OH 44512

Office Address

Agent Name

Julie A. Cerneka

Agent Name

Agent License #

2004019129

Agent License #

Phone

330-519-1616

Phone

Email Address

Paul@AmericanRESpecialists.com &
Julie@AmericanRESpecialists.com

