



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: 192 Hollywood Ave., Youngstown, OH 44512

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)

Traditional Real Estate Listing: 2% of contract price.

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:

- Consent to the dual agency by signing the Dual Agency Disclosure,
- Exercise your rights under the law and as stated in the Agency Disclosure Statement, or
- 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.

 <small>dotloop verified 05/17/24 7:28 AM AEST GA9X-AGLO-SM3B-29ZS</small>	_____	_____	_____
Client (Seller)	Date	Client (Buyer)	Date
 <small>dotloop verified 05/16/24 8:28 AM EDT SAAF-LSMF-R80B-BSQI</small>	_____	_____	_____
Client (Seller)	Date	Client (Buyer)	Date
Broker/Auctioneer: J. Paul Basinger	_____	Agent	_____
Date	_____	Date	_____
 <small>dotloop verified 05/16/24 8:28 AM EDT J38P-C8TB-0070-J3US</small>	_____	_____	_____
Broker/Auctioneer: Julie A. Cerneka	Date		



330-330-8950

226 Boardman-Canfield Rd.,
Boardman, OH 44512

Real Estate Broker & Auctioneer: J. Paul Basinger
Real Estate Broker & Auctioneer: Julie A. Cerneka
Real Estate Agent & Auctioneer: Rich Basinger

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Exemption to the Residential Property Disclosure Form

Property Address 192 Hollywood Ave., Youngstown, OH 44512

Seller(s)/Owner(s) Lisa K. Krusvar; Julie A. Cerneka, POA/Broker

The Seller(s)/Owner(s) are exempt from filling out the Residential Property Disclosure Form because of a

Transfer pursuant to a court order.

Transfer by a lender.

Transfer by an executor, guardian or trustee or POA

Transfer to a buyer who has lived in the property for at least one year immediately prior to the sale

Transfer from an owner who inherited the property and has not lived in the property within one year immediately prior to the sale.

Transfer by a government entity.

Lisa K. Krusvar dotloop verified
05/17/24 7:28 AM AEST
C6ZU-ND0A-WWKI-DTL8

Owner

Buyer

Julie A. Cerneka dotloop verified
05/16/24 8:31 AM EDT
T40I-HZ01-H20E-EAWY

Owner

Buyer

Julie A. Cerneka dotloop verified
05/16/24 8:31 AM EDT
HPUY-WWAY-LJEY-CHC7

Listing Agent

Selling Agent

HUD – EPA LEAD-BASED PAINT DISCLOSURE


This contract is NOT contingent upon a risk assessment or inspection of the property located at: 192 Hollywood Ave., Youngstown, OH 44512 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. Sells AS IS (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)


05/17/24

(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).



05/16/24
8:32 AM EDT
dotloop verified

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


05/17/24

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

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):


05/16/24
8:32 AM EDT
dotloop verified

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)



05/16/24
dotloop verified

(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
05/17/24 7:28 AM AEST
SQK4-7GVP-QQJD-VJD4

Date


dotloop verified
05/16/24 8:32 AM EDT
UZD8-XVVL-L4U4-TM7J

Date

Date

Date

Real Estate Broker – J. Paul Basinger

Date

Date


dotloop verified
05/16/24 8:32 AM EDT
6GMH-IC5H-USLM-PUDV

Date

Real Estate Broker – Julie A. Cerneka

Date

