

Listing #1



13401 Old Hickory Ct, North Lima, OH 44452

List Price	\$595,000 on 10/16/2024
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11379534
Property Type	House
County	Mahoning
School	South Range Local
Total Tax	\$8,596
Tax ID	05-000.000-0000-069.000
FEMA Flood Map	fema.gov/portal

Brick 4 BR Home in The Highlands - Welcome to your new home located on just under 2 acres in The Highlands in the South Range School District! This 2852 sq ft home with a finished full basement boasts a beautiful foyer as you enter the home. Off to the right of the entryway is a room to use as you need - a formal dining room, an office, a sitting room? To the left of the entryway is a first floor bedroom with access to a full bathroom, the first floor laundry room and garage access. Straight ahead leads you to the open, grand living room with 2-sided fireplace and vaulted ceilings. There is a first floor primary bedroom with on-suite. Need room to entertain? This expansive kitchen has a large island for meal prepping and eating plus an additional dinette area flanked by windows to enjoy the views of the back yard. Through the living room is a large sunroom which shares the double sided fireplace from the living room and leads to the brick-paver walk-way to your backyard entertaining space, including a gazebo. Upstairs you'll find 2 more generous sized bedrooms, 1 sharing an access to the full bathroom, plus a large cedar lined closet. Head down to the basement for additional living space that's not included in the square footage on the auditor's site. It's the perfect spot to watch sporting events or to host large family and friends for the holidays! The large 2 1/2 car garage can park your vehicles as well as all of your lawn/garden equipment. There is a 200 amp electrical service. The Water Furnace is a very efficient geothermal furnace that heats in the winter and cools in the summer; also heats the hot water tank that has electric backup. All of this on a 1.9 acre parcel of serenity which includes a fenced in area with raised garden beds and a storage shed. Call today to schedule your private showing. The septic system has passed through the Mahoning County Board of Health and tanks were pumped. The tagged contents will sell at an online auction ending Dec. 11th and not to be included in any purchase contract. The house is scheduled to be professionally cleaned within the next 2 weeks. Additional information and room sizes will be available soon.

Property Details

- 4 Total Bedrooms
- 3 Full Baths
- 2852 SF
- 1.91 Acres
- Built in 1995
- 2 Stories
- Available 11/22/2024
- Full Basement
- Lower Level: Finished

Interior Features

- Eat-In Kitchen
- Oven/Range
- Refrigerator
- Dishwasher
- Microwave
- Garbage Disposal
- Ceramic Tile Flooring
- Entry Foyer
- Living Room
- Den/Office
- Primary Bedroom
- en Suite Bathroom
- Walk-in Closet
- Bonus Room
- Kitchen
- Laundry
- First Floor Primary Bedroom
- First Floor Bathroom
- 1 Fireplace
- Central A/C

Exterior Features

- Masonry - Brick Construction
- Brick Siding
- Asphalt Shingles Roof
- Attached Garage
- 3 Garage Spaces
- Private Well Water
- Private Septic
- Patio
- Room For Pool
- Driveway
- Subdivision: The Highlands
- Shed

Taxes and Fees

- Tax Year 2023

Listed By

Julie Cerneka, American Real Estate Specialists 330-519-1616 julie@americanrespecialists.com

Mr. J. Paul Basinger, CCIM, GRI, SRES, CAI, AARE, American Real Estate Specialists 330-540-6582

jpaul@americanrespecialists.com

Listing data is deemed reliable but is NOT guaranteed accurate.











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: 12401 Old Hickory Court, North Lima, OH 44452

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: -0- % 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.

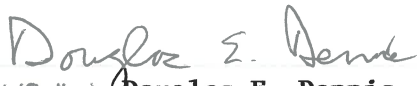
Dual Agency

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.

	10/16/24		
Client (Seller) Douglas E. Dennis	Date	Client (Buyer)	Date

	10/16/24		
Client (Seller) Katharine L. Dennis	Date	Client (Buyer)	Date

	10/16/24		
Broker/Auctioneer: J. Paul Basinger	Date	Agent	Date

Broker/Auctioneer: Julie A. Cerneka	Date
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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: 13401 Old Hickory Court, North Lima, OH 44452
 Buyer(s): _____
 Seller(s): Douglas E. Dennis and Katharine L. Dennis

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 _____, and _____
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 _____	SELLER/LANDLORD <u>Douglas E. Dennis</u>	DATE <u>10/16/24</u>
BUYER/TENANT _____	DATE _____	SELLER/LANDLORD <u>Katharine L. Dennis</u>	DATE <u>10/16/24</u>

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

Lead Warning Statement 13401 Old Hickory Court, North Lima, OH 44452

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

Seller's Disclosure

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

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

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

(b) Records and reports available to the seller (check (i) or (ii) below):

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

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

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

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

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

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

Certification of Accuracy

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

Seller <u>Douglas E. Dennis</u>	Date <u>10/16/24</u>	Seller <u>Katharine L. Dennis</u>	Date <u>10/16/24</u>
Purchaser _____	Date _____	Purchaser _____	Date _____
Agent <u>J. Paul Basinger</u> Broker	Date <u>10/16/24</u>	Agent _____	Date _____



Associated Federal Abstract & Escrow Agency, Inc.

1040 South Commons Place, Suite 200
Youngstown, Ohio 44514

Affiliated Business Arrangement Disclosure

Date: **October 16, 2024**

To: **Douglas E. Dennis and Katharine L. Dennis**

Property Address: **13401 Old Hickory Court, North Lima, OH 44452**

This is to give notice that **J. Paul Basinger** has a business relationship with **Associated Federal Abstract & Escrow Agency, Inc.** **J. Paul Basinger** has an ownership interest as a Member in the amount of 2.5641%. Because of this relationship, this referral may provide him a financial or other benefit.

Set forth below are the estimated charges or range of charges for the settlement services listed. You are NOT required to use Associated Federal Abstract & Escrow Agency, Inc. as a condition of the purchase, sale or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Associated Federal Abstract & Escrow Agency, Inc. provides excellent service at competitive rates. Standard fees include:

Title Insurance Premium	As regulated by the State of Ohio
Title Insurance Endorsements	As regulated by the State of Ohio
Abstract/Title Search	\$300.00
Title Insurance Binder	\$100.00
Settlement/Closing Fee	\$250.00-350.00

Acknowledgement

I/We have read this disclosure form and understand that **J. Paul Basinger** is referring me/us to purchase the above-described title insurance/settlement services from **Associated Federal Abstract & Escrow Agency, Inc.** and may receive a financial or other benefit as a result of this referral.

Buyer/Borrower	Date	Seller <u>Douglas E. Dennis</u>	Date <u>10/16/24</u>
Buyer/Borrower	Date	Seller <u>Katharine L. Dennis</u>	Date <u>10/16/24</u>
Buyer/Borrower	Date	Seller	Date
Buyer/Borrower	Date	Seller	Date



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 [Signature] Date 10/16/24
Owner's Initials [Signature] Date 10/16/24

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:

13401 Old Hickory Court, North Lima, OH 44452

Owners Name(s):

Douglas E. Dennis and Katharine L. Dennis

Date: October 16, 2024

Owner [X] is [] is not occupying the property. If owner is occupying the property, since what date: Oct 2021

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 [X] If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) [X] 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: Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? Yes [] No [X] 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 [X] 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 [X] No

If "Yes", please describe and indicate any repairs completed:

Owner's Initials [Signature] Date 10/16/24

Purchaser's Initials Date

Property Address 13401 Old Hickory Court, North Lima, OH 44452

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding: moisture seepage: moisture condensation: ice damming: sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? Yes No
If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? Yes No
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?
 Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any previous or current fire or smoke damage to the property? Yes No
If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input 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): Boiler furnace/air conditioner replaced July 2024

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<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, remediation or mitigation to the property: _____

Owner's Initials DEA Date 10/16/24
Owner's Initials _____ Date 10/16/24

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

Property Address 13401 Old Hickory Court, North Lima, OH 44452

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: _____

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

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) Yearly fee for publishing phone book and lights 2025

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

Yes	No	Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

1) Boundary Agreement 4) Shared Driveway
2) Boundary Dispute 5) Party Walls
3) Recent Boundary Change 6) Encroachments From or on Adjacent Property
If the answer to any of the above questions is "Yes", please describe: _____

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.

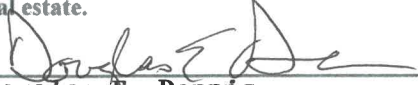
Owner's Initials DFO Date 10/16/24
Owner's Initials _____ Date 10/16/24

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

Property Address 13401 Old Hickory Court, North Lima, OH 44452

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:  DATE: 10/16/24
OWNER: Douglas E. Dennis DATE: 10/16/24
OWNER: Katharine L. Dennis 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: _____



Julie A. Cerneka
Real Estate Broker & Auctioneer

PROFESSIONAL DESIGNATIONS:

- SRES - Senior Real Estate Specialist

PROFESSIONAL QUALIFICATIONS:

- Ohio - Real Estate Brokerage License
- Ohio - Licensed and Bonded as Auctioneer
- Active member of MyStateMLS
- Member of the HBA

BUSINESS EXPERIENCE:

- 2004 – present – American Real Estate Specialists, REAL ESTATE BROKER
- 2000 - 2004 - American Real Estate Specialists, REAL ESTATE AGENT
- 2002 - present - Basinger Auction Service, AUCTIONEER
- 1985 – present – Basinger Auction Service, Website maintenance



BUSINESS ACHIEVEMENTS:

- Class President of Mendenhall School of Auctioneering – Nov. 2002
- Voted “Most Likely to Succeed” by Mendenhall School of Auctioneering – Nov. 2002
- Speaker for forums on real estate and auction services

Specializing In:

Real Estate Auctions

(Sold in 30 days or less for fair market value!)

Real Estate Listings

ONLINE Auctions for:

Business Liquidations

Restaurant Liquidations

School Closures

Quality Estates

Vehicles * Motorcycles

Guns * Coins * Jewelry

Antiques & Collectibles

Fine Furnishings

Lawn/Garden * Tools

Sterling * Gold * Jewelry





J. Paul Basinger
Real Estate Broker & Auctioneer

PROFESSIONAL DESIGNATIONS:

- CCIM - Certified Commercial Investment Member
- GRI - Graduate of REALTORS Institute
- GSA - Graduate Senior Appraiser
- CAI - Certified Auctioneer, Graduate of Auction Marketing Institute
- AARE - Accredited Auctioneer of Real Estate, Certified by AMI
- GPPA - Graduate Personal Property Appraiser, Certified by AMI
- SRES - Senior Real Estate Specialist
- RECS - Real Estate Cyber Space Member

BUSINESS EXPERIENCE:

- Apr. 1991 to present - American Real Estate Specialists, Real Estate Broker
- Aug. 1985 to present - Basinger Auction Service
- July 1989 to May, 1991 - Basinger Realty & Auction Service
- July 1988 to July, 1989 - David B. Roberts Realty, Real Estate Agent
- May 1987 to July, 1988 - StanJim Realty, Real Estate Agent
- Aug. 1986 to May, 1987 - Lund Realtors, Real Estate Agent



PROFESSIONAL QUALIFICATIONS:

- Ohio Real Estate Brokerage License
- OH- Licensed and Bonded as Auctioneer
- FL - Licensed as an Auctioneer
- Active member of the MyStateMLS
- Active member of Commercial Investment Real Estate Institute
- Instructor at Hondros College teaching auction method of marketing of real estate
- Instructor at Reppert School of Auctioneering, Founded 1921
- Member of the HBA

BUSINESS ACHIEVEMENTS:

- Associate Vice President of Home Builders Association, 2011-2013
- President, MLS of Youngstown-Columbiana Association of REALTORS, 1996-1997
- Governor of Auction Marketing Institute, 1990-1992
- Instructor for Auction Market Institute, AARE Course 101 & 102
- Broker & Owner of American Real Estate Specialists, Founded 1991
- Principal Auctioneer & Owner of Basinger Auction Service, Founded 1985
- Articles published in The Auctioneer, Youngstown Vindicator and others
- Convention speaker at State & NAR, NAA, OAA conventions
- President, OLICA, Ohio Land Improvement Contractors Association, 1983

