

ADDENDUM 'A'

THE TITLE COMPANY OF WARREN AGENCY, INC.

200 CHESTNUT AVE NE

WARREN, OHIO 44483

Phone: (330) 393.3200 Fax (330) 393.6436

Title Costs: The following does not reflect any financing related costs which may increase the buyer's expenses. The buyer's lender may also require that an Owner's Fee and/or Mortgagee's Title Insurance Policy with additional coverage be issued.

Costs payable by seller:

Any and all real estate taxes and assessments due and payable at the time of closing plus a pro-ration of the unpaid real estate taxes and assessments to the closing date.

Title Examination: \$250.00 (discounted if we have done prior search within last 5 years)

Title Guaranty Binder Fee: \$75.00

Deed/Seller's Affidavit Prep: \$50.00

**Title Guaranty Premium: \$3.50 per \$1000 up to \$100,000 coverage
\$3.00 per \$1000 over \$100,000.00 up to \$250,000
\$2.50 per \$1000 over \$250,000
(\$105.00 minimum premium charge)**

Costs payable by buyer:

Conveyance Fee: \$4.00 per thousand based on sale price

**Escrow/Closing Fee: \$300.00 (lender) paid by Buyer
\$150.00 (cash) paid by Buyer**

Recording Fees: \$28.00 for first 2 pages, \$8.00 for each additional page plus \$0.50 transfer tax per parcel.

Title Insurance is Optional To And Is A Cost Payable By The Buyer.

**Contact is: JENNIFER MULLEN
ESCROW OFFICER**



Seller's Initials

Buyer's Initials

Ohio Association of REALTORS®
Residential Property Disclosure Exemption Form

To Be Completed By Owner

Property Address:

657 Thompson Wagon. OH.

Owner's Name(s):

Ohio law requires owners of residential real estate (1-4 family) to complete and provide to the buyer a Residential Property Disclosure Form disclosing certain conditions and information concerning the property known by the owner. The Residential Property Disclosure Form requirement applies to most, but not all, transfers or sales of residential property.



Listed below are the most common transfers that are exempt from the Residential Property Disclosure Form requirement.

The owner states that the exemption marked below is a true and accurate statement regarding the proposed transfer:

- ☐ (1) A transfer pursuant to a court order, such as probate or bankruptcy court;
- ☒ (2) A transfer by a lender who has acquired the property by deed in lieu of foreclosure;
- ☐ (3) A transfer by an executor, a guardian, a conservator, or a trustee;
- ☐ (4) A transfer of new construction that has never been lived in;
- ☐ (5) A transfer to a buyer who has lived in the property for at least one year immediately prior to the sale;
- ☐ (6) A transfer from an owner who both has inherited the property and has not lived in the property within one year immediately prior to the sale;
- ☐ (7) A transfer where either the owner or buyer is a government entity.

ALTHOUGH A TRANSACTION MAY BE EXEMPT FOR THE REASON STATED ABOVE, THE OWNER MAY STILL HAVE A LEGAL DUTY TO DISCLOSE ANY KNOWN LATENT DEFECTS OR MATERIAL FACTS TO THE BUYER.

OWNER'S CERTIFICATION

By signing below, I state that the proposed transfer is exempt from the Residential Property Disclosure Form requirement. I further state that no real estate licensee has advised me regarding the completion of this form. I understand that an attorney should be consulted with any questions regarding the Residential Property Disclosure Form requirement or my duty to disclose defects or other material facts.

Owner: ASSOCIATED SCHOOL EMPLOYEES CREDIT UNION Date: _____
Owner: By: Michael J. Kurish, CEO Date: 9-18-19
MICHAEL J. KURISH

BUYER'S ACKNOWLEDGEMENT

Potential buyers are encouraged to carefully inspect the property and to have the property professionally inspected. Buyer acknowledges that the buyer has read and received a copy of this form.

Buyer: _____ Date: _____
Buyer: _____ Date: _____

This is not a state mandated form. This form has been developed by the Ohio Association of REALTORS® for use by REALTORS® assisting owners in the sale of residential property. The exemptions noted above are not a complete list of the transfers exempt from the Residential Property Disclosure Form requirement. All exempted transfers are listed in ORC § 5302.30(B)(2). The Ohio Association of REALTORS® is not responsible for the use or misuse of this form.



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



Property Address: 657 Monroe W. Main. OH.

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, sellers or Lessor must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Seller(s) Disclosure

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

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

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

(b) Records and reports available to the lessor (Check (i) or (ii) below):

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

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

Buyers Acknowledgment (initial)

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

(d) _____ Buyer has received the pamphlet Protect Your Family from Lead in Your Home. (As a condition of auction sales, buyer has waived their right to conduct a 10-day post lead-based paint inspection and has bid on property as is.)

Agent's Acknowledgment (initial) and

(e) AP Agent has informed the seller of the sellers' 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.

ASSOCIATED SCHOOL EMPLOYEES CREDIT UNION

Seller by: MICHAEL J KURISH Date _____

Buyer _____ Date _____

Michael J Kurish 9-18-19
Seller Date

Buyer _____ Date _____

AP 9-18-19
Agent Date

Agent _____ Date _____