

PARID: 010280005100
NBHD: 32600
QUALITAS PROPERTIES LLC

JUR: 04
ROLL: RP_OH
4540 PYMATUNING LAKE RD

Parcel

Address 4540 PYMATUNING LAKE RD
Unit
Class R - RESIDENTIAL
Land Use Code 510 - 510
Tax Roll RP_OH
Neighborhood 32600 - ANDOVER TOWNSHIP
Acres 1.77
Taxing District 01
District Name ANDOVER TWP-PYMATUNING VAL LSD
Gross Tax Rate 63.79
Effective Tax Rate 52.75708

Owner

Owner QUALITAS PROPERTIES LLC
Address at time of transfer 1330 VAN BEURDEN DR #102
LOS OSOS CA 93402

Notes

Tax Mailing Name and Address

Mailing Name 1 QUALITAS PROPERTIES LLC
Mailing Name 2
Address 1 1330 VAN BEURDEN DR #102
Address 2
Address 3 LOS OSOS CA 93402
Mortgage Company
Mortgage Company
Tax Year 2019

Legal

Legal Desc 1 43 N W & W
Legal Desc 2
Legal Desc 3
Notes
Survey

Taxes Due

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total	
RP_OH		\$0.00	\$689.87	\$689.87	\$1,379.74

Taxes Charged

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total	
RP_OH		\$0.00	\$689.87	\$689.87	\$1,379.74

Homestead Credits

Homestead Exemption NO
2.5% Reduction NO

Appraised Value (100%)

Year

2019

Appraised Land	\$14,800
Appraised Building	\$66,700
Appraised Total	\$81,500
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$5,180
Assessed Building	\$23,350
Assessed Total	\$28,530
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2017	\$14,800	\$66,700	\$81,500	\$0
2018	\$14,800	\$66,700	\$81,500	\$0
2019	\$14,800	\$66,700	\$81,500	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	F-FRONT FOOT	2-MINUS LOT	16,500	.3788		\$1,510.00
2	-	F-FRONT FOOT	1-REGULAR LOT	72,600	1.6667		\$13,260.00
Total:				89,100	2.0500		\$14,770.00

Land

1 of 2

Line #	1
Land Type	F-FRONT FOOT
Land Code	2-MINUS LOT
Square Feet	16,500
Acres	.3788
Land Units	
Actual Frontage	.0
Effective Frontage	50.0
Override Size	
Actual Depth	330
Table Rate	25.00
Override Rate	
Depth Factor	1.17
Influence Factor	
Influence Codes	
Nbhd Factor	1.03
Notes	
Value	\$1,510.00
Exemption Pct	100.00
Homesite Value	\$1,510

Residential

Card	1
Stories	1
Construction	1-WOOD/VINYL
Style	03-RANCH
Condo Type	-
Square Feet	1,441
Year Built	1800
Effective Year	
Year Remodeled	1976

PCT Complete 100
 Physical Condition A-AVERAGE CONDITION
 Grade C-1
 CDU AV-AVERAGE
 Total Rooms 6
 Bedrooms 3
 Family Rooms 0
 Attic 0-NONE
 Basement 4-FULL BASEMENT
 Rec Room
 Finished Basement 0
 Full Baths 1
 Half Baths 1
 Heat 2-BASIC
 Heat System 2-HOT WATER
 Heating Fuel Type -
 Prefab Fireplace
 WBFP Stacks 1
 Fireplace Openings 1
 Unfinished Area 0
 Cost & Design Factor
 Dwelling Value 63,580
 Note 1
 Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						752			\$0
1	1	BSM	1SF	HSF			459			\$16,500
1	2		EFP				136			\$2,300
1	3		OFP				132			\$1,200
1	4		EFP				144			\$2,400

CDU

Card	Line #	Code	Desc	Yr Built	Width x Length	Area	Units	Grade	Mod	Cds	Condition	Make	Model	Serial No.	Title No	Value
1	1	AB2	FLAT BARN	1111	28 X 38	1,064	#	E			FAIR					1,900
1	2	AB2	FLAT BARN	1111	18 X 28	504	#	E			FAIR					1,100
1	3	AL1	1S LEAN TO	1992	8 X 16	128	#	C			AVERAGE					100
1	4	RS1	FRAME UTILITY SHED	1111	0 X 0	1	#	C			S					0

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
04-MAY-2018	\$23,500	1421	F-FORECLOSURE	2-LAND AND BUILDING	SD-SHERIFF DEED	658	2206
13-MAY-2005	\$94,500	1781	U-NOT VALIDATED	2-LAND AND BUILDING	WD-WARRANTY DEED	0224	2346
18-NOV-2002	\$0	4446	I-ERROR IN DESCRIPTION	2-LAND AND BUILDING	ET-TEMP EXEMPT		

Sales History

1 of 3

Sale Date 04-MAY-2018
 Sale Price \$23,500
 Sale Type 2-LAND AND BUILDING
 Deed Transfer # 1421
 Book / Page 658 / 2206
 Source 3-OTHER - DEED OR OTHER SOURCE
 Seller PETTIT DANIEL W

Buyer

QUALITAS PROPERTIES LLC

Instrument Type SD-SHERIFF DEED
Validity F-FORECLOSURE
State Code -
of Parcels 1
Total Appraised \$81,500
Note1
Note2

Sale Key 143918

Full Year Charges as of Duplicate for Tax Year 2019

Original Charge	\$1,819.98
Reduction	-\$314.82
Adjusted Charge	\$1,505.16
Non-Business Credit	-\$134.92
Homestead Exemption	\$0.00
Owner Occupancy Credit	\$0.00
Total Full Year Real Estate Only	\$1,370.24
Special Assessment	\$9.50
CAUV	\$0.00
Total Full Year Current Charges	\$1,379.74

1st Half Current Charges (includes adjustments)

Original Charge	\$909.99
Reduction	-\$157.41
Adjusted Charge	\$752.58
Non-Business Credit	-\$67.46
Homestead Exemption	\$0.00
Owner Occupancy Credit	\$0.00
Penalty	\$0.00
Total 1st Half Real Estate Only	\$685.12
Special Assessment	\$4.75
CAUV	\$0.00
Total 1st Half Current Charges	\$689.87

2nd Half Current Charges (includes adjustments)

Original Charge	\$909.99
Reduction	-\$157.41
Adjusted Charge	\$752.58
Non-Business Credit	-\$67.46
Homestead Exemption	\$0.00
Owner Occupancy Credit	\$0.00
Penalty	\$0.00
Total 2nd Half Real Estate Only	\$685.12
Special Assessment	\$4.75
CAUV	\$0.00
Total 2nd Half Current Charges	\$689.87

Delinquent Charges

Real Estate Delq.	\$0.00
Interest	\$0.00
Total Delinquent Real Estate	\$0.00
Special Assessment Delq.	\$0.00
Interest	\$0.00
Total Delinquent Special Assessment	\$0.00
Total Current Delinquent	\$0.00

Tax Details

Type	Action	Project #	Date	Delinquent	1st Half	2nd Half
ORG	DUP		19-DEC-19	0.00	909.99	909.99
RED	DUP		19-DEC-19	0.00	-157.41	-157.41
RLB	DUP		19-DEC-19	0.00	-67.46	-67.46
SAC	DUP	19006	19-DEC-19	0.00	2.50	2.50
SAC	DUP	19005	19-DEC-19	0.00	2.25	2.25
Total:				0.00	689.87	689.87

Payment History

Roll	Tax Year	Effective Date	Business Date	Amount
RP_OH	2018	17-JAN-19	17-JAN-19	\$1,303.97
RP_OH	2017	04-MAY-18	04-MAY-18	\$1,352.67
RP_OH	2016	29-JUN-17	29-JUN-17	\$633.61
RP_OH	2016	02-FEB-17	02-FEB-17	\$633.61
RP_OH	2015	01-JUL-16	01-JUL-16	\$636.28
RP_OH	2015	01-FEB-16	01-FEB-16	\$636.28
RP_OH	2014	26-JUN-15	26-JUN-15	\$601.42
RP_OH	2014	05-FEB-15	05-FEB-15	\$601.42
RP_OH	2013	03-JUL-14	03-JUL-14	\$658.50
RP_OH	2013	05-FEB-14	05-FEB-14	\$658.50
RP_OH	2012	08-JUL-13	08-JUL-13	\$662.70
RP_OH	2012	31-JAN-13	31-JAN-13	\$662.70
RP_OH	2011	12-JUN-12	12-JUN-12	\$662.20
RP_OH	2011	15-FEB-12	15-FEB-12	\$662.20
RP_OH	2010	09-JUN-11	09-JUN-11	\$685.78
RP_OH	2010	01-FEB-11	01-FEB-11	\$685.78
RP_OH	2009	10-JUN-10	10-JUN-10	\$679.41
RP_OH	2009	04-FEB-10	04-FEB-10	\$679.41

Special Assessment Charges

Year	Project	Date	Desc	Charge	Fee	Total
2019	19006	17-DEC-19	COUNTYWIDE RECYCLING PROGRAM	\$5.00		\$5.00
2019	19005	17-DEC-19	9-1-1 EMERGENCY TELEPHONE	\$4.50		\$4.50
Total:				\$9.50	\$0.00	\$9.50

Special Assessment Payoff Details

Year	Project	Desc	Cycle	Taxes	Fee	Penalty/Interest	Paid	Total
2017	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.23	-\$2.48	\$0.00
2017	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2018	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2018	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2017	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.25	-\$2.75	\$0.00
2017	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2018	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2018	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2019	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	\$0.00	\$2.25
2019	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	\$0.00	\$2.25
2019	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	\$0.00	\$2.50
2019	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	\$0.00	\$2.50
Total:				\$28.50	\$0.00	\$0.48	-\$19.48	\$9.50

Special Assessment Payoff Totals

Project	Desc	Taxes	Fee	Penalty/Interest	Paid	Total
19005	9-1-1 EMERGENCY TELEPHONE	\$13.50	\$0.00	\$0.23	-\$9.23	\$4.50

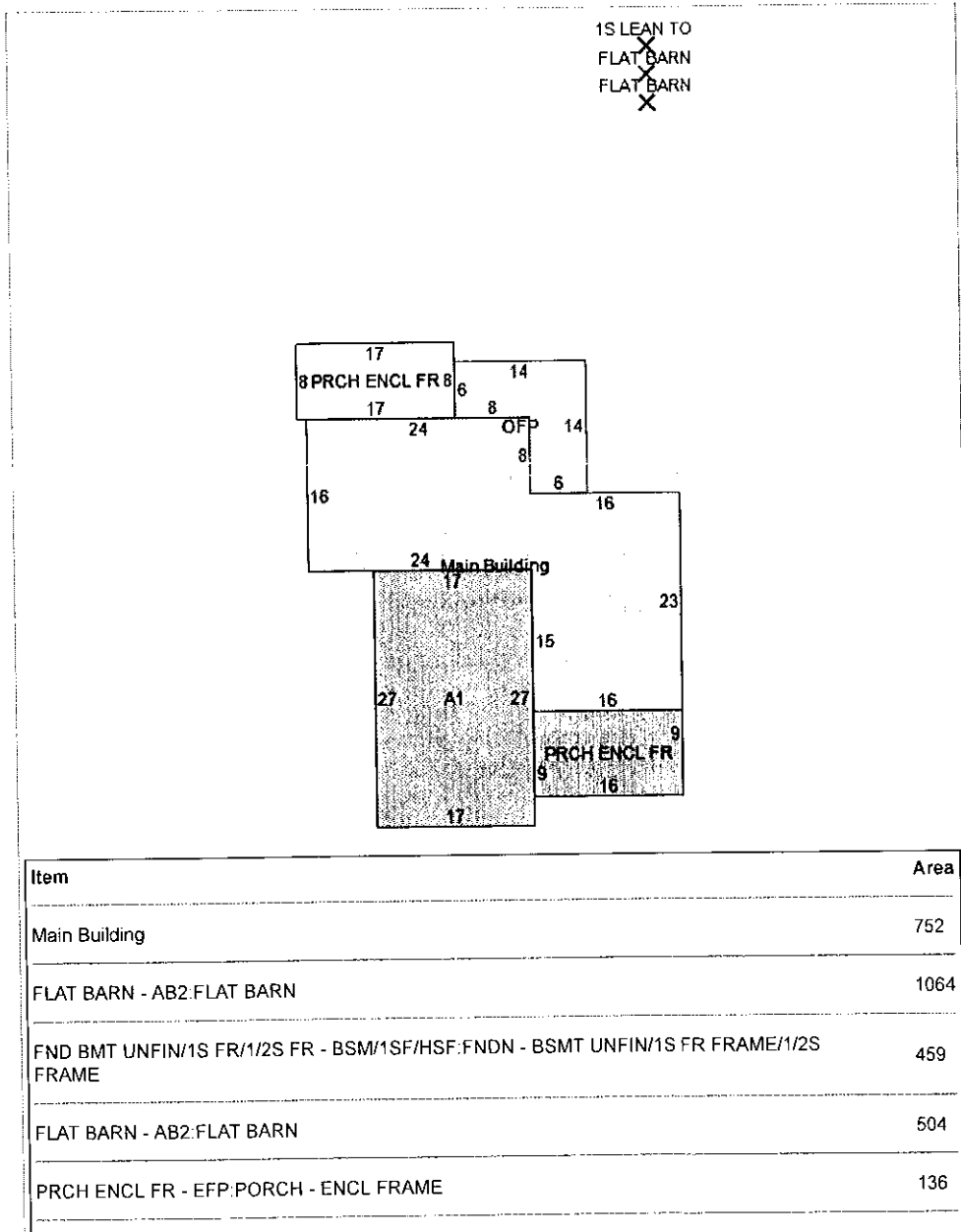
19006	COUNTYWIDE RECYCLING PROGRAM	\$15.00	\$0.00	\$0.25	-\$10.25	\$5.00
Total:		\$28.50	\$0.00	\$0.48	-\$19.48	\$9.50

Special Assessment Project Details

Project	Project Name	Year Beg	Year End	Calc Code	Project Type	Bond Date	Int Months	Int Rate	Ord Code	Unit Type	Notes
19005	9-1-1 EMERGENCY TELEPHONE	1991	2999	3	90	01-JAN-1991			101		
19006	COUNTYWIDE RECYCLING PROGRAM	2017	2999	3	90						

Yearly Project Details

Tax Year	Project	Project Name	Base Factor	Interest Rate	Notes
2017	19005	9-1-1 EMERGENCY TELEPHONE			
2018	19005	9-1-1 EMERGENCY TELEPHONE			
2019	19005	9-1-1 EMERGENCY TELEPHONE			
2017	19006	COUNTYWIDE RECYCLING PROGRAM			
2018	19006	COUNTYWIDE RECYCLING PROGRAM			
2019	19006	COUNTYWIDE RECYCLING PROGRAM			



1S LEAN TO - AL1:1S LEAN TO	128
OFF.PORCH - OPEN FRAME	132
FRAME SHED - RS1:FRAME UTILITY SHED	1
PRCH ENCL FR - EFP.PORCH - ENCL FRAME	144



010280005100 05/17/2013



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 BM Date 1/15/2020
Owner's Initials _____ Date _____

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



STATE OF OHIO DEPARTMENT OF COMMERCE

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: 4540 PYMATUNING LAKE RD, ANDOVER, OH 44003

Owners Name(s): QUALITAS PROPERTIES LLC

Date: JANUARY 15, 2020

Owner [] is [X] is not occupying the property. If owner is occupying the property, since what date: If owner is not occupying the property, since what date: NEVER

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, [X] 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) [] 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, [X] Septic Tank, [] Filtration Bed

If not a public or private sewer, date of last inspection: NA 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? [X] Yes [] No If "Yes", please describe and indicate any repairs completed: WATER IS COMING INTO BASEMENT FROM AN UNKNOWN PLACE.

Owner's Initials BM Date 1/15/2020

Purchaser's Initials Date Purchaser's Initials Date

Property Address 4540 PYMATUNING LAKE RD, ANDOVER OH 44003

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: WATER BUILD UP IN BASEMENT

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 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 checked="" 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 checked="" type="checkbox"/>	<input 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 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): _____

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 BN Date 1/15/2020
Owner's Initials _____ Date _____

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

Property Address 4540 PYMATUNING LAKE RD, ANDOVER, OH 44003

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 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) N/A
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 type="checkbox"/>	<input checked="" type="checkbox"/>

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 BN Date 1/15/2020
Owner's Initials _____ Date _____

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

Property Address 4560 PYMATUNING LAKE RD, ANDOVER, OH 44003

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: [Signature] DATE: 1/15/2020
OWNER: _____ 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: _____



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



Lead Warning Statement

Property Address: 4540 PYMATUNING LAKE RD, ANDOVER, OH 44003

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) X 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) X 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) AB 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.

Seller [Signature] Date 1/14/2020

Buyer _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Agent [Signature] Date _____

Agent _____ Date _____