

SHERIDAN

& ASSOCIATES AUCTIONEERS, REAL ESTATE BROKER, APPRAISERS, LLC

(937) 767-2021

www.SheridanTeam.com



3644 Wilberforce-Clifton Road

Cedarville, OH 45314

(937) 767-2021 (Voice)

(937) 767-1616 (Fax)

E-mail: Info@SheridanTeam.com

www.SheridanTeam.com

Dear Prospective Bidder:

We thank you for your interest in the upcoming public auction of the property located at **1650 Stewart Blvd., Fairborn, OH**. The auction method of marketing real property is an exciting sales method and one that has developed into a premier method of marketing real property of all types. We welcome your participation.

Our representatives will be available at the property on **Monday, August 16th, 2010 from 4:00 – 5:30 PM**. Quite often many prospective bidders will arrive at open houses at the same time. If this happens, please do not hesitate to contact us at our office with any questions or concerns you may have. We will also be available to meet with you privately by appointment.

Once again, we welcome your interest in this real property. **Real Estate sells at Noon on Tuesday, August 24, 2010**. The information you will find in this package is information that will be useful in your evaluation of the real property.

Sincerely,

Bart Sheridan, CAI
Auctioneer, Realtor®

WELL-MAINTAINED FAIRBORN HOME

4-Bedroom Frame Home

Snapper Mower ♦ Tools ♦ Household Goods ♦ Collectibles

Tuesday ♦ August 24, 2010 ♦ 10:00 AM

Located: 1650 Stewart Ave, Fairborn. From Dayton-Yellow Springs Rd just off of Kauffman & SR 444, take Stewart Ave south.

For further information call or visit us on the web

www.SheridanTeam.com

Great Opportunity in Fairborn

Check out this great 4-bedroom home with super well-maintained interior AND exterior. Overbuilt by current owner with plenty of living space and ample finished attic. Nicely arranged detached garage with roomy shop area, too. Just off of Dayton-Yellow Springs Rd near Broad with easy access to WPAFB. Very reasonable minimum bid.

Visit us on the web or contact Auction Agents for complete Bidder Package.

Open House:
Monday ♦ August 16 ♦ 4:00-5:30 PM



Real Estate Sells at Noon

Bidding Procedure: The property sells to the highest bidder subject to reasonable reserve.

Acceptance of Bid Prices: The successful bidder will sign *Confirmation of Sale Agreement* at the auction site immediately following close of bidding.

Down Payment: \$5,000 as down payment day of auction upon signing of *Confirmation of Sale Agreement*; balance due at closing. Bidding IS NOT CONDITIONAL UPON FINANCING.

Real Estate Taxes: Taxes will be prorated to date of closing using long pro-ratio method.

Closing Date: On/before September 24, 2010. Purchaser will pay customary portion of closing costs at closing.

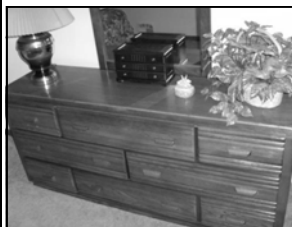
Possession: Date of closing.

REAL ESTATE SALE TERMS

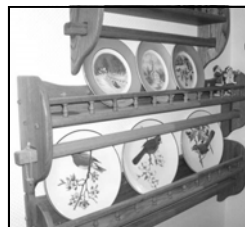
Agency: Sheridan & Associates, Auctioneers, Real Estate Broker, Appraisers, LLC and its representatives are Exclusive Sales Agents for the Seller.

Disclaimer and Absence of Warranties: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the *Confirmation of Sale Agreement*. Announcements made by the Auctioneer at the time of the Auction will take precedence over any previously printed or oral information. The property is sold on an "AS IS, WHERE IS" basis, and no warranties or representations, either expressed or implied, concerning the property are made by the Seller or the Auction Company. Each bidder is

responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate, but is subject to verification by all parties relying on it. Neither the Seller nor the Auction Company assumes liability for its accuracy, errors, or omissions. Conduct at the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and the Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, legal capacity, etc. All decisions of the Auctioneer are final.



Personal Property Sells at 10:00 AM



Household Goods: Oak entertainment center; 2-piece sectional sofa; maple dining room suite w/table, (4) chairs, & hutch; 3-piece living room suite w/sofa, loveseat & chair; 2-piece oak bedroom suite w/bed & dresser w/mirror; 3-piece bedroom suite w/bed, double dresser w/mirrors, & night stand; 2-piece maple bedroom suite w/bed & dresser; glass top foyer table; end tables; valet chair; (4) bar stools; bookcase; recliner; Sharp TV; stereo cabinet; oak microwave stand; Kenmore upright freezer; countertop appliances; everyday glass & china; Mikasa china; Kirby sweeper; lamps; household decorations; & more.

Mower & Tools: Snapper 28" 12.5 hp riding mower; Snow Flite snow blower; Ryobi cordless string trimmer; Homelite push mower; Remington Access trimmer; Toro leaf blower; hedge trimmers; Craftsman air compressor; Craftsman drill press; Bench Pro drill press; Skil cordless tools; Buffalo bench grinder; Black & Decker band saw; Craftsman table saw; ladders; live traps; lawn & garden tools; small selection of hand tools; appliance cart & more.

Collectibles: Fishing rods including fly, casting & spinning; reels include fly, spinning, & casting; old tackle box; Coleman lantern & other collectible items.

Terms: Cash, checks or MC/VISA w/positive ID. 3% convenience fee on credit card purchases. Lunch

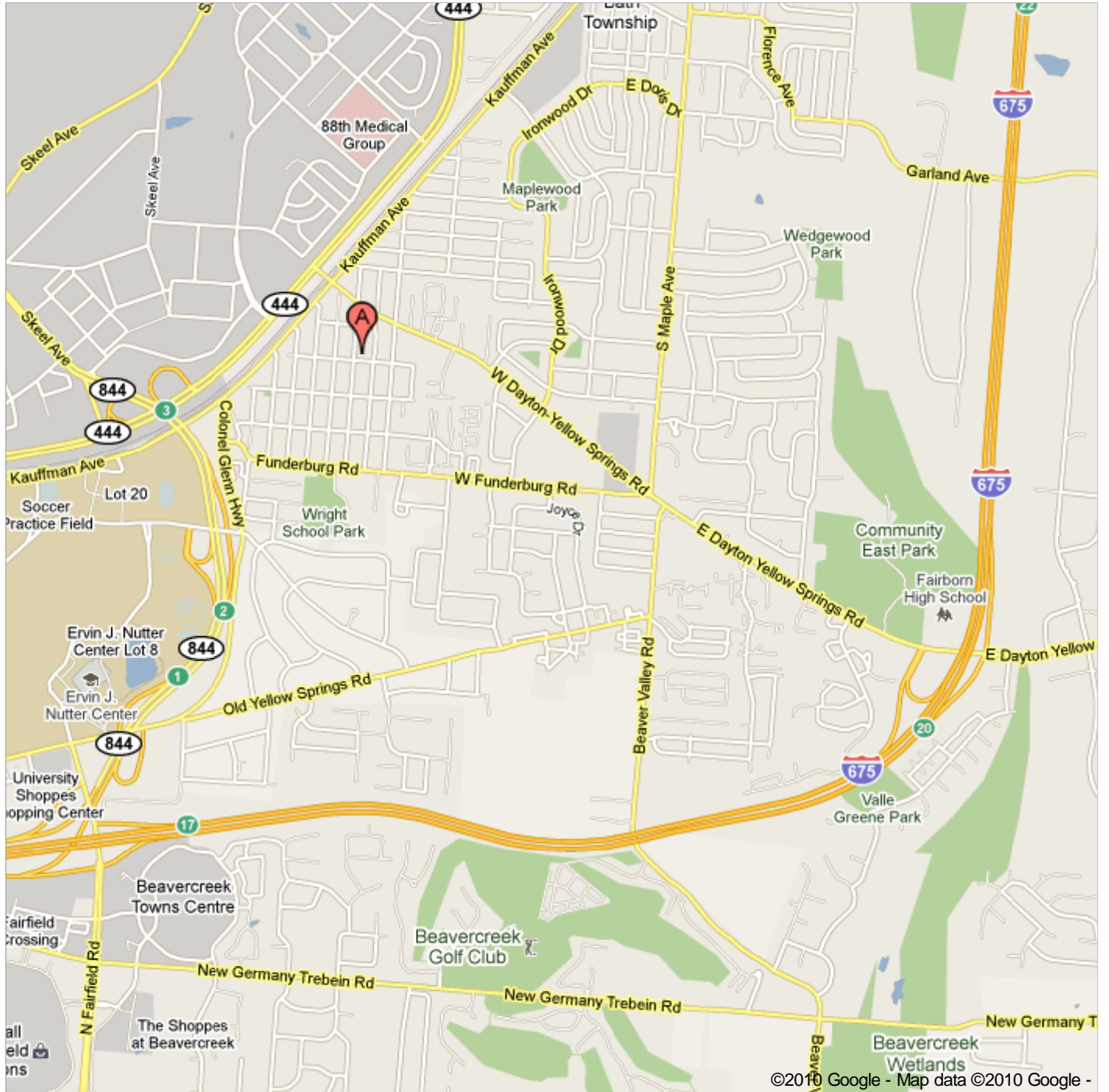
BYFORD T. HAMMONS, Owner
Melissa Brackett & Barbara Seibel, POAs

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(Toll Free) 1.866.282.8284



Client Detail Report

Listings as of 08/04/10 at 12:07pm

Active 07/30/10 **Listing # 478009** **1650 Stewart Blvd Fairborn, OH 45324** **Listing Price: \$75,000(Auc)**
County: Greene **Cross St: W. Dayton Yellow Spr**



Prop Type	Residential	Prop Subtype(s)	Single Family
Area	Fairborn - Bath Twp	Subdivision	WV Heights
Style	Cape Cod		
Beds	4	Approx Square Feet	1936
Baths(FH)	1 (1 0)	Price/Sq Ft	\$38.74
Year Built	1947	Lot Sq Ft (approx)	12502
Parcel ID	A02000200150025800	Lot Acres (approx)	0.287
CDOM	5		

[See Additional Pictures](#)

School District Fairborn City SD

Directions From Dayton-Yellow Springs Rd just off of Kauffman & SR 444, take Stewart Ave south.

Property Description Great Opportunity in Fairborn! Check out this great 4-bedroom home with super well-maintained interior AND exterior. Overbuilt by current owner with plenty of living space and ample finished attic. Nicely arranged detached garage with roomy shop area, too. Just off of Dayton-Yellow Springs Rd near Broad with easy access to WPAFB. AUCTION DATE: Tuesday, August 24, 2010 at Noon. PUBLIC INSPECTION: Monday, August 16, 2010 from 4:00-5:30 PM. List price is suggested price only & is not property's Fair Market Value or expected selling price. Property sells to highest bidder subject to confirmation of Seller. Very reasonable minimum bid. Visit us on the web or contact Auction Agents for complete Bidder Package.

Condo Information (Optional)

Municipality	Fairborn City	Semi Annual Taxes	\$679
LConditions	Yes	Assessments	NOR
Bus.Distance to Trns	N/A	Lot Dimensions	4 Parcels @ 25' x 125' Each

Room Dimensions		Living Room	13x27 Level: 1
Entrance	8x12	Kitchen	10x12 Level: 1
Dining Room	14x15 Level: 1	Family Room	16x16 Level: 1
Breakfast Room	0x0 Level: N/A	Bedroom 2	10x19 Level: 1
Bedroom 1	10x14 Level: 1	Bedroom 4	12x12 Level: 2
Bedroom 3	12x24 Level: 2	Rec Room	0x0 Level: N/A
Utility Room	6x12 Level: 1	Study	0x0 Level: N/A
Great Room	0x0 Level: N/A	Conditions	List Conditions, Call Agent
Total Rooms	#10	Available Financing	Conventional
Age	20+ Years	Levels	1.5 Story
Occupancy	At Closing	Rooms	Family Room, Dining Room
Construction	Vinyl	Basement	Crawl Space
Garage	1 Car, Detached, Carport, Storage	Heating System	Gas Natural, Forced Air
Fireplace	One, Woodburning	Utilities	City Water, Sanitary Sewer
Cooling	Central	Inside Features	Elec. Water Heater
Easements	Of Record	Appliances	Water Softener
Outside Features	Patio, Porch, Partial Fence		
Zoning	Residential		

Presented By: Bart K Sheridan



August 2010

Primary: 937-767-2021 x102
 Secondary: 937-902-6660
 Other:

E-mail: bart@SheridanTeam.com
 Web
 Page: <http://www.SheridanTeam.com>

Sheridan & Associates Auctioneers, Real Estate Broker, Appraisers, LLC

3644 Wilberforce Clifton Rd
 Cedarville, OH 45314
 937-767-2021
 Fax: 937-767-1616

See our listings online:
<http://www.SheridanTeam.com>

Featured properties may not be listed by the office/agent presenting this brochure.

Information should be deemed reliable but not guaranteed, all representations are approximate, and individual verification is recommended.

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Parcel ID: A02-0002-0015-0-0256-00 Tax Year: 2009 Card: 1 of 1

Owner: HAMMONS BYFORD T
 Mailing Name/Address:
 HAMMONS BYFORD T
 2370 SIBER TRCE
 XENIA OH 45385
 Tax District: A02 - FAIRBORN CITY

Legal Data: W V HEIGHTS ALL
 LOT 823
 STEWART BLVD
 Property Address: STEWART BLVD
 Class: R - RESIDENTIAL, VACANT LAND, LOT
 Map/Routing: 0015.00 321.00
 Neighborhood: 00117.000
 Parcel Tieback:

No Image is Available

LAND DATA	Desc	Type	Effective Frontage	Depth	Square Footage	Acres	Value
Homesite	FRONT FOOT	25	125				3830

SALES DATA				
Sale Date	Type	Amount	Source	Validity
4/26/2010	LAND & BUILDING	0	AGENT	RLTD INDV / COR
7/18/1997	LAND & BUILDING	0	SELLER	RLTD INDV / COR

DWELLING DATA			
Style	Total Rooms	Masonry Trim Area	
Story Hgt	Bedooms	Unfin Area	
Construct	Family Rms	Rec Room Area	
Year Blt	Remod	Full Baths	Fin Bsmt Area
SFLA	Half Bath	WBFP Stacks	Open
GFLA	Add'l Fixt	Bsmt Garage # Cars	
Basement	Total Fixt	Misc Desc	
Heating	Bath Remod	Misc Desc	
Heat Fuel	Kitch Remod	Condo Level	
Attic		Condo Type	
Int vs Ext			

VALUES	Land Value	Bldg Value	Total Value	Value Date
Appraised	3830	0	3830	12/4/2008 9:00:24 AM
Assessed (35%)	1340	0	1340	

TAXES	Delinquent	1st Half	2nd Half	Total
Real:	0	29.54	29.54	59.08
Special:	0	0	0	0
Total:	0	29.54	29.54	
Total Tax:				59.08
Amount Due:				0

PROPERTY FACTORS			
Topography	Utilities	Street/Road	Traffic
LEVEL	ALL PUBLIC	PAVED	LIGHT

ADDITION DATA					
#	Lower	First	Second	Third	Area

No Sketch is Available

OTHER BUILDING & YARD ITEMS					
Description	Yr Blt	Area	Rate	Units	Value

Parcel ID: A02-0002-0015-0-0257-00 Tax Year: 2009 Card: 1 of 1

Owner: HAMMONS BYFORD T
 Mailing Name/Address:
 HAMMONS BYFORD T
 2370 SIEBER TRCE
 XENIA OH 45385
 Tax District: A02 - FAIRBORN CITY

Legal Data: W V HEIGHTS ALL
 LOT 824
 STEWART BLVD
 Property Address: STEWART BLVD
 Class: R - RESIDENTIAL, VACANT LAND, LOT
 Map/Routing: 0015.00 322.00
 Neighborhood: 00117.000
 Parcel Tieback:

No Image is Available

LAND DATA	Desc	Type	Effective Frontage	Depth	Square Footage	Acres	Value
	Homesite	FRONT FOOT	25	125			3830

SALES DATA				
Sale Date	Type	Amount	Source	Validity
4/26/2010	LAND & BUILDING	0	AGENT	RLTD INDV / COR
7/18/1997	LAND & BUILDING	0	SELLER	RLTD INDV / COR

DWELLING DATA			
Style	Total Rooms	Masonry Trim Area	
Story Hgt	Bedooms	Unfin Area	
Construct	Family Rms	Rec Room Area	
Year Blt	Remod	Full Baths	Fin Bsmt Area
SFLA	Half Bath	WBFP Stacks	Open
GFLA	Add'l Fixt	Bsmt Garage # Cars	
Basement	Total Fixt	Misc Desc	
Heating	Bath Remod	Misc Desc	
Heat Fuel	Kitch Remod	Condo Level	
Attic		Condo Type	
Int vs Ext			

VALUES	Land Value	Bldg Value	Total Value	Value Date
Appraised	3830	0	3830	12/4/2008 9:00:24 AM
Assessed (35%)	1340	0	1340	

TAXES	Delinquent	1st Half	2nd Half	Total
Real:	0	29.54	29.54	59.08
Special:	0	0	0	0
Total:	0	29.54	29.54	
Total Tax:				59.08
Amount Due:				0

PROPERTY FACTORS			
Topography	Utilities	Street/Road	Traffic
LEVEL	ALL PUBLIC	PAVED	LIGHT

ADDITION DATA					
#	Lower	First	Second	Third	Area

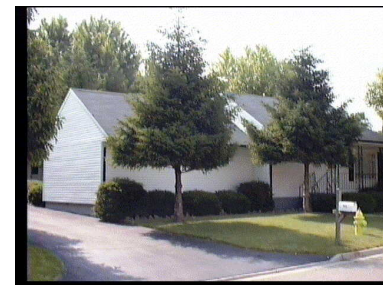
No Sketch is Available

OTHER BUILDING & YARD ITEMS					
Description	Yr Blt	Area	Rate	Units	Value

Parcel ID: A02-0002-0015-0-0258-00 Tax Year: 2009 Card: 1 of 1

Owner: HAMMONS BYFORD T
 Mailing Name/Address:
 HAMMONS BYFORD T
 2370 SIEBER TRCE
 XENIA OH 45385
 Tax District: A02 - FAIRBORN CITY

Legal Data: W V HEIGHTS ALL
 LOT 825
 1650 STEWART BLVD
 Property Address: 1650 STEWART BLVD
 Class: R - SINGLE FAMILY DWELLING, PLATTED LOT
 Map/Routing: 0015.00 323.00
 Neighborhood: 00117.000
 Parcel Tieback:



LAND DATA	Desc	Type	Effective Frontage	Depth	Square Footage	Acres	Value
Homesite	FRONT FOOT		25	125			3830

SALES DATA				
Sale Date	Type	Amount	Source	Validity
4/26/2010	LAND & BUILDING	0	AGENT	RLTD INDV / COR
7/18/1997	LAND & BUILDING	0	SELLER	RLTD INDV / COR

DWELLING DATA					
Style	CAPE COD	Total Rooms	7	Masonry Trim Area	
Story Hgt	1	Bedrooms	4	Unfin Area	
Construct	ALUMINUM/VINYL	Family Rms	1	Rec Room Area	
Year Blt	1947 Remod	Full Baths	1	Fin Bsmt Area	
SFLA	1936	Half Bath	0	WBFP Stacks	Open
GFLA	1040	Add'l Fixt	2	Bsmt Garage # Cars	
Basement	CRAWL	Total Fixt	5	Misc Desc	
Heating	CENTRAL AIR CONDITION	Bath Remod	No	Misc Desc	
Heat Fuel	GAS	Kitch Remod	No	Condo Level	
Attic	FULLY FINISHED			Condo Type	
Int vs Ext	SAME				

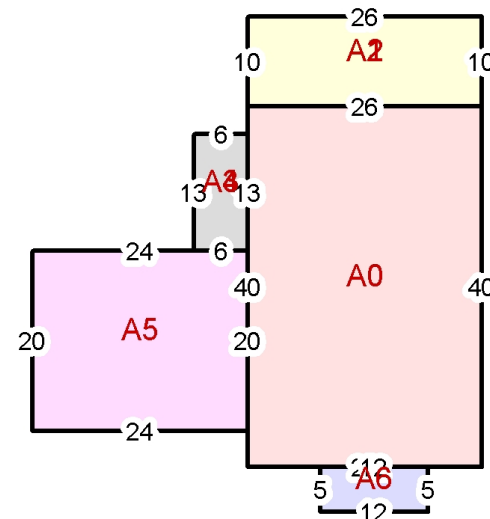
VALUES	Land Value	Bldg Value	Total Value	Value Date
Appraised	3830	74920	78750	12/4/2008 9:00:24 AM
Assessed (35%)	1340	26220	27560	

TAXES	Delinquent	1st Half	2nd Half	Total
Real:	0	590.68	590.68	1181.36
Special:	0	0	0	0
Total:	0	590.68	590.68	
Total Tax:				1181.36
Amount Due:				0

PROPERTY FACTORS			
Topography	Utilities	Street/Road	Traffic
ABOVE STREET	ALL PUBLIC	PAVED	LIGHT

ADDITION DATA					
#	Lower	First	Second	Third	Area
A0		MAIN BUILDING			1040
A1		CANOPY			260
A2		CONC/BRICK PATIO			260
A3		CANOPY			78
A4		CONC/BRICK PATIO			78
A5		FRAME			480
A6		OPEN FRAME PORCH			60

OTHER BUILDING & YARD ITEMS					
Description	Yr Blt	Area	Rate	Units	Value
FRAME OR CB DETACHED GARAGE	1950	300	19.5667	1	2000
FR OR CB ATTACHED GARAGE	1950	200	11.3	1	770



Parcel ID: A02-0002-0015-0-0259-00 Tax Year: 2009 Card: 1 of 1

Owner: HAMMONS BYFORD T
 Mailing Name/Address:
 HAMMONS BYFORD T
 2370 SIEBER TRCE
 XENIA OH 45385
 Tax District: A02 - FAIRBORN CITY

Legal Data: W V HEIGHTS ALL
 LOT 826
 STEWART BLVD
 Property Address: STEWART BLVD
 Class: R - RESIDENTIAL, VACANT LAND, LOT
 Map/Routing: 0015.00 324.00
 Neighborhood: 00117.000
 Parcel Tieback:

No Image is Available

LAND DATA Desc	Type	Effective Frontage	Depth	Square Footage	Acres	Value
Homesite	FRONT FOOT	25	125			3830

SALES DATA				
Sale Date	Type	Amount	Source	Validity
4/26/2010	LAND & BUILDING	0	AGENT	RLTD INDV / COR
7/18/1997	LAND & BUILDING	0	SELLER	RLTD INDV / COR

DWELLING DATA			
Style	Total Rooms	Masonry Trim Area	
Story Hgt	Bedooms	Unfin Area	
Construct	Family Rms	Rec Room Area	
Year Blt	Remod	Full Baths	Fin Bsmt Area
SFLA	Half Bath	WBFP Stacks	Open
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Basement	Total Fixt	Misc Desc	
Heating	Bath Remod	Misc Desc	
Heat Fuel	Kitch Remod	Condo Level	
Attic		Condo Type	
Int vs Ext			

VALUES	Land Value	Bldg Value	Total Value	Value Date
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TAXES	Delinquent	1st Half	2nd Half	Total
Real:	0	29.54	29.54	59.08
Special:	0	0	0	0
Total:	0	29.54	29.54	
Total Tax:				59.08
Amount Due:				0

PROPERTY FACTORS			
Topography	Utilities	Street/Road	Traffic
ABOVE STREET	ALL PUBLIC	PAVED	LIGHT

ADDITION DATA					
#	Lower	First	Second	Third	Area

No Sketch is Available

OTHER BUILDING & YARD ITEMS					
Description	Yr Blt	Area	Rate	Units	Value

WHAT YOU CAN EXPECT AS A BIDDER . . .

1. *How do I bid?*

A simple nod of the head, a raise of your arm or bid card, or any other intentional movement will be accepted as a bid. Our best advice is to talk to one of the auctioneers prior to the auction and to express your desire to bid.

2. *What is the Property Worth?*

The Property is worth what a knowledgeable Buyer will pay and a willing Seller will accept. We will attempt to the best of our ability to provide you with the information needed to determine how the property compares to other properties that have sold in the area or similar market. Decide what the property is worth to you and be sure to have access to the funds necessary to complete the transaction, with a loan confirmation if necessary. Ultimately the public appraises the property on the day of the sale.

3. *What Can I Expect at a Real Estate Auction?*

You can typically expect the property to be sold. We will start the auction at the scheduled time and spend an appropriate amount of time making opening announcements and discussing the purchase terms of the auction. You should feel free at that time to ask any questions that you may have regarding the property, the method of auction, or any other matters pertaining to the sale. If you have a question during the auction, please address your question to one of the auction bid assistants and they will be happy to assist you. Buying real estate at auction is very similar to buying antiques at auction – just a little more money!

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 seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties Sheridan & Associates has listed. In that instance Sheridan & Associates 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

Sheridan & Associates does offer representation to both buyers and sellers. When Sheridan & Associates lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. Sheridan & Associates 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 Sheridan & Associates shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that buyer's brokerage. Instead that company will be looking out for the buyer and Sheridan & Associates will be representing your interests.

When acting as a buyer's agent, Sheridan & Associates 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, military status as defined in that section, 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.



CONSUMER GUIDE

TO AGENCY

RELATIONSHIPS



We are pleased you have selected Sheridan & Associates to help you with your real estate needs. Whether you are selling, buying or leasing real estate, Sheridan & Associates 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.

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. Doing so will not obligate you to work with our company if you do not choose to do so.

Name (Please Print)

Signature Date

Name (Please Print)

Signature Date

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 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 also 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 between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client, or disclose any personal or 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 Sheridan & Associates

Sheridan & Associates does represent both buyers and sellers. When Sheridan & Associates lists property for sale all agents in the brokerage represent the seller. Likewise when a buyer is represented by a Sheridan & Associates agent, all of the agents represent that buyer. Therefore, when a buyer represented by a Sheridan & Associates agent wishes to purchase property listed by our company, the agent(s) involved act as dual agents. This is true whether one agent is representing both parties or two separate agents are involved.

In the event that both the buyer and seller are represented by Sheridan & Associates agents these agents and Sheridan & Associates 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 will place one party at an advantage over the other or advocate or negotiate to the detriment of either party.



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: _____

Buyer(s): _____

Seller(s): _____

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 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 _____ DATE _____

BUYER/TENANT _____ DATE _____

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 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 broker and manager are dual agents. There are two exceptions to this. The first is where the broker or manager is personally representing one of the parties. The second is where the broker or manager is selling or buying his own real estate. These exceptions only apply if there is another broker or manager to supervise the other agent involved in the transaction.

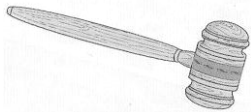
Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their 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 an 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



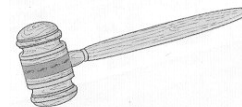


SHERIDAN

& ASSOCIATES AUCTIONEERS, REAL ESTATE BROKER, APPRAISERS, LLC

(937) 767-2021

www.SheridanTeam.com



AUCTION COMMISSION PARTICIPATION FORM

*****FOR LICENSED REAL ESTATE AGENTS ONLY*****

1. The licensee must be actively licensed in the state in which the auction takes place. No commission will be shared with a non-licensed individual or firm.
2. The participating licensee **must register** his/her prospective bidder, on this approved form, prior to the prospective bidder's inspecting the property or making contact concerning the auction through SHERIDAN & ASSOCIATES, Auctioneers, Real Estate Broker, Appraisers, LLC.
3. The participating licensee must attend all viewings of property and the Auction with the prospective bidder and follow through to closing, to share a commission.
4. The participating licensee must register the prospective bidder at least **24 hours prior** to the Auction.
5. The participating licensee acknowledges receipt of this Agreement and of Auction Bidder Package.
6. This Agreement must include a signed **Agency Disclosure Statement** showing participating licensee as a buyer-broker. No Sub-Agency Disclosure Forms will be accepted.
7. The participating licensee must submit on this form on Item 8 below an **opening bid** on his/her client's behalf. If no opening bid is submitted with this form, a one percent (1%) commission (less pro-rated share of advertising and promotion expenditures) will be paid to the participating licensee.
8. Commission participation on this property will be offered to the successful bidder's representative based on the following scale:
3% OF YOUR BIDDER'S WRITTEN OPENING BID OF \$ _____ (THIS LINE MUST BE COMPLETED)
1% OF EACH DOLLAR BID THEREAFTER
LESS PRO-RATA SHARE OF ADVERTISING AND PROMOTION EXPENDITURES, if the prospective bidder becomes the successful bidder and closes promptly subject to the terms and conditions as announced or amended on Auction day.

PLEASE NOTE: SHERIDAN & ASSOCIATES is happy to split a commission with any Broker who develops a purchaser for this auction; however, we do reserve the right to disallow commission participation for any purchaser with whom we have already developed contact prior to the submission of this form, and, in particular, when the purchaser (during communications with Sheridan & Associates) did not declare representation by a qualified Agent or Broker.

Property Identification: 1650 STEWART BLVD.
FAIRBORN, OH 45324

Auction Date: AUGUST 24, 2010 AT 12:00 NOON
ON-SITE

(please indicate)

Prospective Bidder (Print)

Prospective Bidder (Signature)

Participating Licensee (Print)

Participating Licensee (Signature)

Real Estate Company _____

Telephone: _____

Fax: _____

Date: _____

Time: _____

This agreement accepted by SHERIDAN & ASSOCIATES, Auctioneers, Real Estate Broker, Appraisers, LLC this _____ day of _____, 2010.

By: _____, Member

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

Lead Warning Statement

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. 4852(d) 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.

Melissa A. Brackett
POA for BYFORD HAMMONS
Seller

Date

SIGN HERE

Seller

Date

SIGN HERE

Purchaser

Date
7/12/10
Date

Purchaser

Date

Agent

Date

Date

Are You Planning To Buy, Rent, or Renovate a Home Built Before 1978?

Many houses and apartments built before 1978 have paint that contains high levels of lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly.



OWNERS, BUYERS, and RENTERS are encouraged to check for lead (see page 6) before renting, buying or renovating pre-1978 housing.

Federal law requires that individuals receive certain information before renting, buying, or renovating pre-1978 housing:



LANDLORDS have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a disclosure about lead-based paint.



SELLERS have to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure about lead-based paint. Buyers have up to 10 days to check for lead.



RENOVATORS disturbing more than 2 square feet of painted surfaces have to give you this pamphlet before starting work.



IMPORTANT!

Lead From Paint, Dust, and Soil Can Be Dangerous If Not Managed Properly

FACT: Lead exposure can harm young children and babies even before they are born.

FACT: Even children who seem healthy can have high levels of lead in their bodies.

FACT: People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.

FACT: People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard.

FACT: Removing lead-based paint improperly can increase the danger to your family.

If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.

Lead Gets in the Body in Many Ways

Childhood lead poisoning remains a major environmental health problem in the U.S.

Even children who appear healthy can have dangerous levels of lead in their bodies.

People can get lead in their body if they:

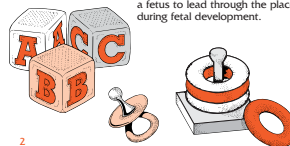
- ◆ Breathe in lead dust (especially during renovations that disturb painted surfaces).
- ◆ Put their hands or other objects covered with lead dust in their mouths.
- ◆ Eat paint chips or soil that contains lead.

Lead is even more dangerous to children under the age of 6:

- ◆ At this age children's brains and nervous systems are more sensitive to the damaging effects of lead.
- ◆ Children's growing bodies absorb more lead.
- ◆ Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.

Lead is also dangerous to women of childbearing age:

- ◆ Women with a high lead level in their system prior to pregnancy would expose a fetus to lead through the placenta during fetal development.



Lead's Effects

It is important to know that even exposure to low levels of lead can severely harm children.

In children, lead can cause:

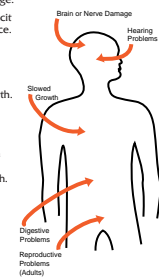
- ◆ Nervous system and kidney damage.
- ◆ Learning disabilities, attention deficit disorder, and decreased intelligence.
- ◆ Speech, language, and behavior problems.
- ◆ Poor muscle coordination.
- ◆ Decreased muscle and bone growth.
- ◆ Hearing damage.

While low-lead exposure is most common, exposure to high levels of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults too.

In adults, lead can cause:

- ◆ Increased chance of illness during pregnancy.
- ◆ Harm to a fetus, including brain damage or death.
- ◆ Fertility problems (in men and women).
- ◆ High blood pressure.
- ◆ Digestive problems.
- ◆ Nerve disorders.
- ◆ Memory and concentration problems.
- ◆ Muscle and joint pain.



Lead affects the body in many ways.

Where Lead-Based Paint Is Found

In general, the older your home, the more likely it has lead-based paint.

Many homes built before 1978 have lead-based paint. The federal government banned lead-based paint from housing in 1978. Some states stopped its use even earlier. Lead can be found:

- ◆ In homes in the city, country, or suburbs.
- ◆ In apartments, single-family homes, and both private and public housing.
- ◆ Inside and outside of the house.
- ◆ In soil around a home. (Soil can pick up lead from exterior paint or other sources such as past use of leaded gas in cars.)

Checking Your Family for Lead

Get your children and home tested if you think your home has high levels of lead.

To reduce your child's exposure to lead, get your child checked, have your home tested (especially if your home was built before 1978), and fix any hazards you may have. Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect high levels of lead. Blood tests are usually recommended for:

- ◆ Children at ages 1 and 2.
- ◆ Children or other family members who have been exposed to high levels of lead.
- ◆ Children who should be tested under your state or local health screening plan. Your doctor can explain what the test results mean and if more testing will be needed.

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Identifying Lead Hazards

Lead-based paint is usually not a hazard if it is in good condition, and it is not on an impact or friction surface, like a window. It is defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter, or more than 0.5% by weight.

Deteriorating lead-based paint (peeling, chipping, chalking, cracking or damaged) is a hazard and needs immediate attention. It may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear, such as:

- ◆ Windows and window sills.
- ◆ Doors and door frames.
- ◆ Stairs, railings, banisters, and porches.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep, or walk through it. The following two federal standards have been set for lead hazards in dust:

- ◆ 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors.
- ◆ 250 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills.

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. The following two federal standards have been set for lead hazards in residential soil:

- ◆ 400 parts per million (ppm) and higher in play areas of bare soil.
- ◆ 1,200 ppm (average) and higher in bare soil in the remainder of the yard.

The only way to find out if paint, dust and soil lead hazards exist is to test for them. The next page describes the most common methods used.

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Lead from paint chips, which you can see, and lead dust, which you can't always see, can both be serious hazards.

Checking Your Home for Lead

Just knowing that a home has lead-based paint may not tell you if there is a hazard.

You can get your home tested for lead in several different ways:

- ◆ A **paint inspection** tells you whether your home has lead-based paint and where it is located. It won't tell you whether or not your home currently has lead hazards.
- ◆ A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards.
- ◆ A combination risk assessment and inspection tells you if your home has any lead hazards and if your home has any lead-based paint, and where the lead-based paint is located.

Hire a trained and certified testing professional who will use a range of reliable methods when testing your home.

- ◆ Visual inspection of paint condition and location.
- ◆ A portable x-ray fluorescence (XRF) machine.
- ◆ Lab tests of paint, dust, and soil samples.

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency (see bottom of page 11) for more information, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.

Home test kits for lead are available, but may not always be accurate. Consumers should not rely on these kits before doing renovations or to assure safety.



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What You Can Do Now To Protect Your Family

If you suspect that your house has lead hazards, you can take some immediate steps to reduce your family's risk:

- ◆ If you rent, notify your landlord of peeling or chipping paint.
- ◆ Clean up paint chips immediately.
- ◆ Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner made specifically for lead. REMEMBER: NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.
- ◆ Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas.
- ◆ Wash children's hands often, especially before they eat and before nap time and bed time.
- ◆ Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- ◆ Keep children from chewing window sills or other painted surfaces.
- ◆ Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- ◆ Make sure children eat nutritious, low-fat meals high in iron and calcium, such as spinach and dairy products. Children with good diets absorb less lead.



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Reducing Lead Hazards In The Home

Removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

Always use a professional who is trained to remove lead hazards safely.



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In addition to day-to-day cleaning and good nutrition:

- ◆ You can **temporarily** reduce lead hazards by taking actions such as repairing damaged painted surfaces and planting grass to cover soil with high lead levels. These actions (called "interim controls") are not permanent solutions and will need ongoing attention.

- ◆ To **permanently** remove lead hazards, you should hire a certified lead "abatement" contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent removal.

Always hire a person with special training for correcting lead problems—someone who knows how to do this work safely and has the proper equipment to clean up thoroughly. Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Once the work is completed, dust cleanup activities must be repeated until testing indicates that lead dust levels are below the following:

- ◆ 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors;
- ◆ 250 $\mu\text{g}/\text{ft}^2$ for interior windows sills; and
- ◆ 400 $\mu\text{g}/\text{ft}^2$ for window troughs.

Call your state or local agency (see bottom of page 11) for help in locating certified professionals in your area and to see if financial assistance is available.

Remodeling or Renovating a Home With Lead-Based Paint

Take precautions before your contractor or you begin remodeling or renovating anything that disturbs painted surfaces (such as scraping off paint or tearing out walls):

- ◆ **Have the area tested for lead-based paint.**
- ◆ **Do not use a belt-sander, propane torch, high temperature heat gun, dry scraper, or dry sandpaper** to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
- ◆ **Temporarily move your family** (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
- ◆ **Follow other safety measures to reduce lead hazards.** You can find out about other safety measures by calling 1-800-424-LEAD. Ask for the brochure Reducing Lead Hazards When Remodeling Your Home. This brochure explains what to do before, during, and after renovations.

If you have already completed renovations or remodeling that could have released lead-based paint or dust, get your young children tested and follow the steps outlined on page 7 of this brochure.



If not conducted properly, certain types of renovations can release lead from paint and dust into the air.



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Other Sources of Lead



◆ **Drinking water.** Your home might have plumbing with lead or lead solder. Call your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might have lead in it:

- Use only cold water for drinking and cooking.
- Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

While paint, dust, and soil are the most common sources of lead, other lead sources also exist.



◆ **Old painted toys and furniture.**

◆ **Food and liquids stored in lead crystal or lead-glazed pottery or porcelain.**

◆ **Lead smelters** or other industries that release lead into the air.

◆ **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture.

◆ **Folk remedies** that contain lead, such as "greta" and "azarcon" used to treat an upset stomach.



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For More Information

The National Lead Information Center

Call **1-800-424-LEAD (424-5323)** to learn how to protect children from lead poisoning and for other information on lead hazards. To access lead information via the web, visit www.epa.gov/lead and www.hud.gov/offices/lead/.



EPA's Safe Drinking Water Hotline

Call **1-800-426-4791** for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

To request information on lead in consumer products, or to report an unsafe consumer product or a product-related injury call **1-800-638-2772**, or visit CPSC's Web site at: www.cpsc.gov.



Health and Environmental Agencies

Some cities, states, and tribes have their own rules for lead-based paint activities. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your local contacts on the Internet at www.epa.gov/lead or contact the National Lead Information Center at **1-800-424-LEAD**.

For the hearing impaired, call the Federal Information Relay Service at **1-800-877-8339** to access any of the phone numbers in this brochure.

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EPA Regional Offices

Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

EPA Regional Offices

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
Suite 1100 (C7)
One Congress Street
Boston, MA 02114-2023
1 (800) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 209, Mail Stop 225
Edison, NJ 08837-3079
(732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, Washington DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3 (3WV33)
1650 Arch Street
Philadelphia, PA 19103
(215) 814-5000

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (D1-E8)
77 West Jackson Boulevard
Chicago, IL 60604-3660
(312) 886-6003

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-7577

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
(ARTD-RALL)
901 N. 5th Street
Kansas City, KS 66101
(913) 551-2020

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
999 18th Street, Suite 500
Denver, CO 80202-2466
(303) 312-6021

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. Region 9
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4164

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10
Toxic Section WCM-128
1200 Sixth Avenue
Seattle, WA 98101-1128
(206) 553-1985

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CPSC Regional Offices

Your Regional CPSC Office can provide further information regarding regulations and consumer product safety.

Eastern Regional Center

Consumer Product Safety Commission
201 Verick Street, Room 903
New York, NY 10014
(212) 620-4120

Western Regional Center

Consumer Product Safety Commission
1301 Clay Street, Suite 610-N
Oakland, CA 94612
(510) 637-4050

Central Regional Center

Consumer Product Safety Commission
230 South Dearborn Street, Room 2944
Chicago, IL 60604
(312) 353-8260

HUD Lead Office

Please contact HUD's Office of Healthy Homes and Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control and research grant programs.

U.S. Department of Housing and Urban Development

Office of Healthy Homes and Lead Hazard Control
451 Seventh Street, SW P-3206
Washington, DC 20410
(202) 755-1785

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U.S. EPA Washington DC 20460
U.S. CPSC Washington DC 20207
U.S. HUD Washington DC 20410

EPA747-K-99-001
June 2003

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Effective 1/1/07

STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:1-4-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 1650 Stewart Blvd Fairborn, OH

Owners Name(s): BYFORD T. HAMMONS

Date: 7-12, 2010

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

Purpose of Disclosure Form: This is a statement of the condition of the property and of information concerning the property actually known by the owner as required by Ohio Revised Code Section 5302.30. Unless otherwise advised in writing by the owner, the owner, other than having lived at or owning the property, possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential purchaser. Unless otherwise advised, owner has not conducted any inspection of generally inaccessible areas of the property. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER OF THE PROPERTY. THIS STATEMENT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION.

Owner's Statement: The representations contained on this form are made by the owner and are not the representations of the owner's agent or subagent. This form and the representations contained in it are provided by the owner exclusively to potential purchasers in a transfer made by the owner, and are not made to 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. For example, although some questions are limited to the past five years material problems or defects that occurred over five years ago that have not been fully corrected are required to be disclosed.

Instructions to Owner: (1) Answer ALL questions. (2) Identify any material matters in the property that are actually known. (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.

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 [X] No If "Yes", please describe:

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) [X] Yes [] No

If owner knows of any leaks, backups or other material problems with the water supply system or quality or quantity of the water since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed:

Owner's Initials MAB / INITIAL HERE Date 7/12/10

Purchaser's Initials / Date /

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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: _____

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

If "Yes", please describe: _____

If owner knows of any leaks, backups or other material problems with the sewer system since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: _____

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 current leaks or other material problems with the roof or rain gutters? Yes No

If "Yes", please describe: _____

If owner knows of any leaks or other material problems with the roof or rain gutters since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: _____

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: _____

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/backups; or leaking pipes, plumbing fixtures, or appliances? Yes No

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

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. 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: _____

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS):

Do you know of any 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: _____

If owner knows of any repairs, alterations or modifications to control the cause or effect of any problem identified above, since owning the property (but not longer than the past 5 years), please describe: _____

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) MECHANICAL SYSTEMS: Do you know of any current problems or defects with the following 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 since owning the property (but not longer than the past 5 years). _____

Owner's Initials MAB / Date 7/2/10 / /

Purchaser's Initials / / Date / /

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G) WOOD BORING INSECTS/TERMITES: Do you know of the presence of any wood boring insects/termites in or on the property or any existing damage to the property caused by wood boring insects/termites? Yes No

If "Yes", please describe: _____

If owner knows of any inspection or treatment for wood boring insects/termites, since owning the property (but not longer than the past 5 years), please describe: _____

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 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: _____

I) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

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

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

If "Yes", please describe: _____

If owner knows of any repairs, modifications or alterations to the property or other attempts to control any flooding, drainage, settling, grading or erosion problems since owning the property (but not longer than the past 5 years), please describe: _____

K) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOME OWNERS 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, which could affect the property? Yes No

If "Yes", please describe: _____

Is the property subject to any rules or regulations of, or the payment of any fees or charges to, a Homeowners Association, Condominium Association or any other Community Association? Yes No

If "Yes", please describe: _____

INITIAL HERE

Owner's Initials YMB / _____ Date 7/2/10 / _____

Purchaser's Initials _____ / _____ Date _____ / _____

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L) **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: _____

M) **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: _____

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 represents that the statements contained in this form are made in good faith 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: Melissa Brackett FOA for BYFORD HAMMONS SIGN HERE DATE: _____

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.

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.

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.

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

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____