

Tax year 2023 BOR no. 2023-062
County Clark Date received 3/29/2024

MAR 29 2024

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.
HILLARY HAMILTON
AUDITOR Attach additional pages if necessary.
This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint
Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	lucaspace & Morgan Gartin	4635-4637 N. Urbana Lisbon Rd mech. OH 43044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
937-215-9626 lucaspace350@yanoo.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
2800 4000 15 0000 41		4635 N. Urbana Lisbon Rd mech. OH 43044	
7. Principal use of property <u>primary residence</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
2800400015000041	185,000	246,020	61,020
9. The requested change in value is justified for the following reasons:			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 11/23/2021
and sale price \$ 100,000 ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date N/A and total cost \$ 0.00

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/28/2024 Complainant or agent (printed) Lucas Pace Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 28th day of MARCH 2024
(Date) (Month) (Year)

Notary [Signature]



TIMOTHY W RUGGLES
Notary Public, State of Ohio
My Commission Expires
07/07/2025

Tax year 2023 BOR no. _____
 County CLARK Date received _____

Complaint Against the Assessment of Real Property Other than Market Value

Use this form to file board of revision complaints regarding assessment issues other than the market value of property. Complaints against market value should be filed on the DTE Form 1. Answer all questions and type or print all information. Read the instructions on the back before completing form. Attach additional pages as necessary.

Original complaint Counter complaint
 Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1) Owner of property	<u>Lucas Pace</u>	<u>4135 N. Urbana Lisbon Rd Mech. OH 43044</u>	
2) Complainant if not owner			
3) Complainant's agent			
4) Telephone number of contact person	<u>937-215-9626</u>		
5) Email address of complainant	<u>lucaspace350@yahoo.com</u>		
6) Complainant's relationship to property, if not owner			
If more than one parcel number is included, see "Multiple Parcels" on back			
7) Parcel number from tax bill	# Acres, if applicable	Address of property	
<u>2800 4000 15 0000 41</u>	<u>1.090</u>	<u>4135 N. Urbana Lisbon Rd Mech. OH 43044</u>	
8) Indicate the reason for this complaint:			
<input type="checkbox"/> The classification of property under RC 5713.041. <input type="checkbox"/> The classification of property under RC 319.302. <input type="checkbox"/> The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35. <input type="checkbox"/> The valuation of property on the agricultural land tax list. <input type="checkbox"/> Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4). <input type="checkbox"/> Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351. <input type="checkbox"/> The denial of the partial exemption of a qualifying child care center under RC 323.16.			
9) If the complaint is seeking a change in the value of the property, complete line 9. Complainants appealing other issues do not need to complete this line.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>2800 4000 15 0000 41</u>	<u>185,000</u>	<u>246,020</u>	<u>61,020</u>

10) The requested change is justified for the following reasons: _____

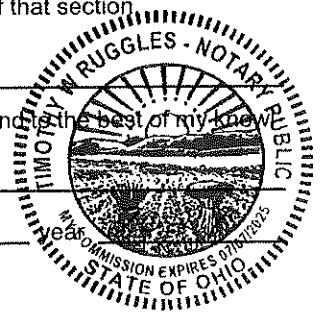
11) If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.
 The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalty of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct, and complete.

Date 3/28/2024 Complainant or agent [Signature] Title (if agent) _____
 Signature

Sworn to and signed in my presence, this 28th day of March

Notary [Signature]
 Signature



0700200011000054

3/29/2024



Hillary Hamilton
County Auditor
Clark County, Ohio
clarkcountyauditor.org

MOST RECENT PHOTO



0700200011000054

12/19/2023

LEGAL

OWNER	WINKLE STEPHEN		
ADDRESS	120 -122 OWNERS DR TREMONT CITY 45372		
DESCRIPTION	PT S PT S W QR		
SCHOOL DIST	NORTHWESTERN LSD	TAX DIST	070
ACREAGE	2.3600		

VALUATION

	APPRAISED	ASSESSED
LAND	\$44,590.00	\$15,610.00
IMPROVEMENTS	\$111,170.00	\$38,910.00
CAUV	\$0.00	\$0.00
TOTAL	\$155,760.00	\$54,520.00

TAXES

TAXABLE VALUE	\$54,520.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$1,204.55 / \$1,204.55
YEAR (TOTAL / BALANCE)	\$2,409.10 / \$1,204.55

SPECIAL ASSESSMENTS

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
6/20/2023	WINKLE STEPHEN	SMITH GARRY R	0	\$187,000.00	VALID SALE
3/4/2022	SMITH GARRY R	SYSTEMS RESOURCE ONE LLC	0	\$0.00	Unknown
12/20/2018	SYSTEMS RESOURCE ONE LLC	DEGENHART GEORGE A & GEORGE E	0	\$127,000.00	VALID SALE
2/26/1996	DEGENHART GEORGE A & GEORGE E	BOLIN BERTHA M	0	\$108,000.00	Unknown

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE	0	0	1.360	59,242	\$11,310.00
Unknown					
ACREAGE	0	0	1.000	43,560	\$33,280.00
Unknown					

IMPROVEMENTS

RESIDENTIAL

Building (CARD: 1)	DUPLEX BUILT 1993	Baths (Full / Half)	2 / 0
Area	2,448 sqft	Rooms (Bedroom / Family)	4 / 0
Basement (Code / Finished / Total)	NONE / 0 sqft / 0 sqft	Stories	2.0
Heat Full Type	GAS	Cooling	CENTRAL HEAT
External Wall	ALUMINUM/VINYL	Fireplace Stacks	0

Sales Comp
2023

Multi-Family

	Price / Status / MLS #	Area	Beds	Baths	SqFt	Acres	Garage Spaces	Garage	Listing Office	Listing Member	CDOM
1	\$210,000 207 E Main Street South Vienna, OH 45369 Closed / 1029177	150	7	4	4,102	0.85	0	No Garage	Ohio Property Group 419-790-3106 glen@ohiopropertygroup.com	Glen Whitten 419-790-3106 support@ohiomlsflatfee.com http://ohiomlsflatfee.com	58
2	\$198,400 127-133 Orth Drive New Carlisle, OH 45344 Closed / 1025223	195	5	4	2,900	0.23	0	No Garage Other	RE/MAX Alliance Realty- Tipp City 937-667-1950 mikeseagraves@remax.net	Carli Amlin 937-231-7563 carli@amlinadvantage.com http://www.AmlinAdvantage.com Brian D Amlin	44
3	\$179,900 201 W Ward Street Urbana, OH 43078 Closed / 1023171	300	5	2	1,817	0.19	0	No Garage	Fathom Realty 937-935-8008 maliarealtor@gmail.com	Hannah Smith 937-508-9798 hannah@hsmithrealty.com http://www.yourgenthannah.com	115
4	\$165,000 1307 N Lowry Avenue Springfield, OH 45504 Closed / 1023539	011	4	2	2,176	0.17	2	Attached Garage Door Opener Workshop in Garage	Coldwell Banker Heritage 937-322-0352 melissa.zimmer@coldwellbanker.com	Doug Nave 937-360-0497 doug.nave@coldwellbanker.com http://www.navehometeam.com KD Nave	24
5	\$150,000 138 Dewey Avenue Urbana, OH 43078 Closed / 1026982	330	4	2	1,736	0.27	2	Attached	Home Experts Realty 937-435-6000 erika.vanhylte@homeexpertsrealty.net	Sonja Jenkins 937-765-2615 sunnie.jenkins@yellowbrick.homes	142
6	\$150,000 1871 Broadway Street Springfield, OH 45504 Closed / 1023656	011	4	2	1,792	0.17	2	Attached	Coldwell Banker Heritage 937-322-0352 melissa.zimmer@coldwellbanker.com	Arthur Solomon 937-631-5562 solomonaa11@yahoo.com http://ArthurSolomon.com Cassandra Solomon	51
7	\$142,000 1110 Mason Street Springfield, OH 45503 Closed / 1023873	012	4	2	1,560	0.16	2	Detached Garage Door Opener	Home City Real Estate 937-505-3875 liskasmedley1@gmail.com	Lisa Smedley 937-408-7888 liskasmedley1@gmail.com http://www.smedleysalesteam.com	17

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#1. Highest sold in the last year, having double the sqft.

#2 & 3. Closest in sqft.

WRIST Detail - Private
List Price: \$225,000
Sold Price: \$210,000

207 E Main Street, South Vienna, OH 45369
1029177 - Closed



City: South Vienna
Zip: 45369
County: Clark
Parcel ID #: 1500800012409012
Alt Link
Township: Inside City Limits
Subdivision: Mrs
Tax Year: 2022
Semi Annual Tax: \$1,420
New Financing: Cash; Conventional
Condo/Lot: No
HOA/COA: No

Area: 150 Harmony Township
School District: 0000 Other School District
Property Type: Multi-Family
Acres: 0.85
Lot Size: 0.98 acres
Year Built: 1893
Total SqFt: 4,102

Directions: Follow OH-54 S and N Urbana St to E Main St in South Vienna 12 min (8.3 mi) Turn left onto E Main St Destination will be on the right

Property Description

Level Style: One
Exterior: Brick
Structure Type: Triplex
Basement: None
Foundation: Block
Garage: No Garage/ Garage Spaces:0
Heating System: Forced Air; Natural Gas
Occupancy: Close Of Escrow

Manufactured Home: No
Water Source: Supplied Water
Sewer: Public Sewer
Appliances: Dryer; Microwave; Range; Refrigerator; Washer

Unit Features

Gross Monthly Rent: \$2,370

Total Units: 3

Unit 1
of Bedrooms: 3
of Full Baths: 2
of Half Baths: 0
Garage Attached: No

Unit 2
of Bedrooms: 1
of Full Baths: 1
of Half Baths: 0
Garage Attached: No

Unit 3
of Bedrooms: 3
of Full Baths: 1
of Half Baths: 0
Garage Attached: No

Unit 4

Unit 5

Unit 6

Unit 7

Unit 8

Public Remarks: Multi-family triplex in the heart of South Vienna. This home is located close to the new school building. There are 3 units that are each 3bed/2bath, 1bed/1bath and 3bed/1bath. Enjoy a large back yard. Rental roll total is \$2,370 Curb offers We do have other properties for sale-BUNDLE & SAVE!

Broker Remarks: Limited Service Listing. Please view attachments prior to scheduling a showing. Attached commission addendum must be signed by purchasers and submitted with offers. Seller will handle all showings, questions and offers. Contact seller Gabbriel @ 937-772-1617 or gabbriel.blessing@yahoo.com. Use Showingtime ONLINE to schedule showings. Agents may negotiate directly with sellers.

Virtual Tour Click to View Virtual Tour

Showing Phone #: 937-772-1617

Listing Date: 12/06/2023
Pending Date: 12/20/2023
Sold Date: 02/02/2024
SubAgt/Coop: \$0
Buyer Broker Amount: 3%

Special Listing Conditions:

Sold Price/SqFt: \$51
Sold Terms: Cash
Variable Rate Y/N: No
Type of Contract: Exclusive Agency

Name
LA: Glen Whitten (whittgle108)
SA: Priscilla McNamee (BOWMAPRI108)

Office
Ohio Property Group (5077) 2007003291
Roost Real Estate Co. (0231)2014000032

Primary
419-790-3106
937-605-1094

Office
419-790-3106
937-390-3715

E-mail
support@ohiomlsflatfee.com
priscilla@roostrealestateco.com

Listing Date: 12/06/2023
Buyer Broker Amount: 3%

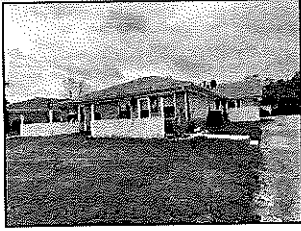
Status Change Date: 02/02/2024
SubAgt/Coop: 0\$

DOM: 58 / CDOM: 58
Variable Rate Y/N: No

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WRIST Detail - Private
 List Price: \$190,000
 Sold Price: \$198,400

127-133 Orth Drive, New Carlisle, OH 45344
 1025223 - Closed



City: New Carlisle
Zip: 45344
County: Clark
Parcel ID #: 0300500035311011
Township: Alt Link
Subdivision: Inside City Limits
Tax Year: Terra Villa
 2022
Semi Annual Tax: \$1,494
New Financing: Cash; Conventional
Condo/Lot: No
HOA/COA: No

Area: 195 New Carlisle
School District: 1202 Tecumseh LSD
Property Type: Multi-Family
Acres: 0.23
Lot Size: .
Year Built: 1971
Total SqFt: 2,900

Directions: please use GPS

Property Description

Level Style: One
Exterior: Brick
Structure Type: See Remarks
Architectural Style: Ranch
Basement: Poured
Foundation: Slab
Garage: No Garage; Other/ **Garage Spaces:** 0
Heating System: Forced Air
Cooling: Central Air
Occupancy: Subject To Tenants Rights

Manufactured Home: No
Utilities: Natural Gas Connected; Separate Meters; Sewer Connected
Water Source: Supplied Water
Sewer: Public Sewer
Appliances: Range; Refrigerator

Unit Features

Total Units: 4
1 Bedroom: 3
2 Bedrooms: 1

Gross Monthly Rent: \$1,755
Oven/Range Total: 4
Refrigerator Total: 4

Unit 1
Occupied: Yes
of Bedrooms: 1
of Full Baths: 1
of Half Baths: 0
Garage Attached: No
Monthly Rent: \$500

Unit 2
Occupied: Yes
of Bedrooms: 2
of Full Baths: 1
of Half Baths: 0
Garage Attached: No
Monthly Rent: \$550

Unit 3
Occupied: Yes
of Bedrooms: 1
of Full Baths: 1
of Half Baths: 0
Garage Attached: No
Monthly Rent: \$345

Unit 4
Occupied: Yes
of Bedrooms: 1
of Full Baths: 1
of Half Baths: 0
Garage Attached: No
Monthly Rent: \$360

Unit 5

Unit 6

Unit 7

Unit 8

Public Remarks: Quad rental for potential property income! Units are all currently rented with longer term residents on month to month agreements. 3 units are 1 bedrooms, and 1 unit is a two bedroom. Low maintenance brick with new roof in 2012. All condensers were replaced in 2000. Landlord pays about \$100/mth for all water. Tenants pay electric/gas.

Broker Remarks: Due to tenant schedules no showings will be available. Property will be viewable during Open House, Wednesday, May 17th, 3-6pm. Please review attached documents with additional property information. All offers should be submitted as attached PDFs to Contracts@amlinadvantage.com.

Virtual Tour Click to View Virtual Tour

Showing Phone #: 855-746-9465

Showing Instructions: Tenant Occupied; Other

Listing Date: 04/14/2023
Pending Date: 05/17/2023
Sold Date: 06/28/2023
SubAgt/Coop: \$0
Buyer Broker Amount: 3%

Special Listing Conditions:

Sold Price/SqFt: \$68
Sold Terms: Cash
Variable Rate Y/N: No
Type of Contract: Exclusive Right To Sell

LA: Carli Amlin (AMLINCAR108)
CLA: Brian D Amlin (AMLINBRI108)
SA: Ralph Mantica (mantira108)

Office
 RE/MAX Alliance Realty- Tipp City (7331) 2012000316
 RE/MAX Alliance Realty- Tipp City(7331) 2012000316
 Kinzeler Realty, LLC (5115)2014001875

Primary 937-231-7563
 937-667-1950
 937-776-5055
Office 937-667-1950
 937-293-1732

E-mail
carli@amlinadvantage.com
brian@amlinadvantage.com
mmud@aol.com

Listing Date: 04/14/2023
Buyer Broker Amount: 3%

Status Change Date: 06/28/2023
SubAgt/Coop: 0%

DOM: 75 / **CDOM:** 44
Variable Rate Y/N: No

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WRIST Detail - Private
List Price: \$179,900
Sold Price: \$179,900

201 W Ward Street, Urbana, OH 43078
1023171 - Closed



City: Urbana
Zip: 43078
County: Champaign
Parcel ID #: K482500041910600
All Link
Township: Urbana
Subdivision: Urbana
Tax Year: 2021
Semi Annual Tax: \$582
New Financing: Cash; Conventional; FHA
Condo/Lot: No
HOA/COA: No

Area: 300 N OF US 36 AND W OF US 68
School District: 1104 Urbana CSD
Property Type: Multi-Family
Land Info: Residential Lot
Acres: 0.19
Lot Size: 50x165
Year Built: 1900
Total SqFt: 1,817

Directions: N on RT 68 (main) to west on ward

Property Description

Level Style: Two
Exterior: Vinyl Siding
Structure Type: Duplex
Basement: Crawl Space; Partial
Foundation: Cellular
Garage: No Garage/ Garage Spaces:0
Heating System: Forced Air; Natural Gas
Occupancy: Subject To Tenants Rights

Manufactured Home: No
Utilities: Natural Gas Connected; Sewer Connected
Water Source: Supplied Water
Sewer: Public Sewer

Unit Features

Gross Monthly Rent: \$800

Total Units: 2
2 Bedrooms: 1
3 Bedrooms: 1

Unit 1
Occupied: Yes
of Bedrooms: 2
of Full Baths: 1
of Half Baths: 0
Garage Attached: No
Monthly Rent: \$800

Unit 2
Occupied: No
of Bedrooms: 3
of Full Baths: 1
of Half Baths: 0
Garage Attached: No
Monthly Rent: \$0
Security Deposit: \$0

Unit 3

Unit 4

Unit 5 Unit 6 Unit 7 Unit 8

Public Remarks: Are you ready to start your rental portfolio? Or expand your current one? Check out this investment opportunity! You can live in one unit, and rent out the other! The upstairs unit currently rents for \$800 a month. This unit is a 2 bedroom 1 bath. The lower unit is a 3 possible 4 (was previously used as a) bedroom, 1 bath, one story unit. This unit has been updated and you could move right in, or it is ready for the next set of renters! Spacious kitchen and this unit has a washer & dryer hook up! Call today for your own private tour!

Broker Remarks: Listing agent can receive text messages 937-508-9798. Lower unit is vacant and easy to show, the upper unit is occupied so there will need to be at least a 24 hour notice. Seller does not pay any utilities Buyer to verify all information in mls.

Virtual Tour Click to View Virtual Tour

Showing Phone #: showingtime

Showing Instructions: 24 Hour Notice

Listing Date: 01/16/2023
Pending Date: 04/07/2023
Sold Date: 05/12/2023
SubAgt/Coop: 0%
Buyer Broker Amount: 2.5%

Special Listing Conditions:

Sold Price/SqFt: \$99
Sold Terms: FHA
Variable Rate Y/N: No
Type of Contract: Exclusive Right To Sell

Name
LA: Hannah Smith (smithhan108)
SA: Kevin Lee Frazier-Jones, Kevin Lee Frazier-Jones (FRAZIKEY108)

Office
Fathom Realty (9245) 2019001171
Gay Smith/Associates (6130)

Primary Office E-mail
937-508-9798 937-935-8008 hannah@hsmithrealty.com
937-638-1936 937-497-7961 kfrazierjones@yahoo.com

Listing Date: 01/16/2023
Buyer Broker Amount: 2.5%

Status Change Date: 05/12/2023
SubAgt/Coop: 0%

DOM: 116 / CDOM: 115
Variable Rate Y/N: No

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WRIST Detail - Private
List Price: \$179,000
Sold Price: \$165,000

1307 N Lowry Avenue, Springfield, OH 45504
1023539 - Closed



City:	Springfield	Area:	011 N O MAIN / W OF LIMESTONE
Zip:	45504	School District:	1206 Springfield CSD
County:	Clark	Property Type:	Multi-Family
Parcel ID #:	3400700036309015	Land Info:	Residential Lot
	All Link	Acres:	0.17
Township:	Inside City Limits	Lot Size:	50 x 150
Subdivision:	Pythian Heights Add	Year Built:	1946
Tax Year:	2021	Total SqFt:	2,176
Semi Annual Tax:	\$1,018		
New Financing:	Cash; Conventional; FHA		
Condo/Lot:	No		
HOA/COA:	No		

Directions: from N Fountain Ave TL travel west on W McCreight to N Lowry TI go north on Lowry to home on your left.

Property Description

Level Style: One; Side by Side
Exterior: Brick
Structure Type: Duplex
Architectural Style: Classic
Basement: Block; Partially Finished
Foundation: Block
Garage: Attached; Garage Door Opener; Workshop in Garage/ **Garage Spaces:**2
Heating System: Forced Air; Natural Gas
Cooling: Central Air
Fireplace: Wood Burning Stove; Two Fireplaces
Inside Features: Ceiling Fan(s); Partial Window Coverings; Wood Floors
Occupancy: Negotiable

Special Features: Bath 1st Floor; Bed 1st Floor; Smoke Detector(s)
Manufactured Home: No
Utilities: Natural Gas Connected; Sewer Connected
Water Source: Supplied Water
Sewer: Public Sewer

Unit Features

Total Units: 2
1 Bedroom: 0
2 Bedrooms: 4
3 Bedrooms: 0
Efficiencies: 0

Gross Monthly Rent: \$625
Total Security Deposit: \$0
Oven/Range Total: 0
Refrigerator Total: 0

Unit 1	Unit 2	Unit 3	Unit 4
Occupied: Yes	Occupied: Yes		
Square Feet: 1,088	Square Feet: 1,088		
# of Bedrooms: 2	# of Bedrooms: 2		
# of Full Baths: 1	# of Full Baths: 1		
# of Half Baths: 0	# of Half Baths: 0		
Garage Attached: Yes	Garage Attached: Yes		
Monthly Rent: \$0	Monthly Rent: \$625		
Security Deposit: \$0	Security Deposit: \$0		
Unit 5	Unit 6	Unit 7	Unit 8

Public Remarks: Excellent double, the owner lives on the south side 1307 unit. 1309 has w long term tenant of 15 years, rent is just \$625 that includes water & trash. both units are a meticulously maintained Unit 1, 2 bedrooms 1 bath with beautiful hard wood floors. Unit 2 is a 2 bed 1 bath with tenant. The basement is semi finished and has an attached over size garage. New furnace & AC, New roof in 2020, New rain gutters with gutter guards, the driveway is freshly resurfaced, some windows have been updated and new drain lines.

Broker Remarks: Owner has lived here since 2008 and purchased in 2017. Seller has an accepted offer on another home that is accepted, subject to the sell and closing of this one. Easy offer: <https://www.dotloop.com/my/loop/p/9B4aZ7yB8ls?v=Fd9BN>

Virtual Tour Click to View Virtual Tour

Showing Phone #: 855-746-9400 or contact KD 937-471-0677

Showing Instructions: Other

Listing Date: 02/10/2023
Pending Date: 02/16/2023
Sold Date: 03/06/2023
SubAgt/Coop: 3%
Buyer Broker Amount: 3%

Special Listing Conditions:

Sold Price/SqFt: \$76
Sold Terms: Cash
Variable Rate Y/N: No
Type of Contract: Exclusive Right To Sell

LA: Nave Home Team - Douglas Nave (NAVEDOU108)
CLA: KD Nave (justikd108)
SA: John Michael Hart (HARTJOH108)

Office
Coldwell Banker Heritage (0237) 2001013092
Coldwell Banker Heritage(0237) 2001013092
Assist2Sell Your Home Listed/Sold (0215)2008002144

Primary	Office	E-mail
937-360-0497	937-322-0352	doug.nave@coldwellbanker.com
937-471-0677	937-322-0352	kd@coldwellbanker.com
937-605-8353	937-342-9092	mhart@assist2sell.com

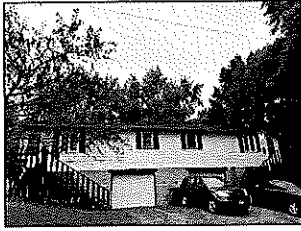
Listing Date:02/10/2023
Buyer Broker Amount: 3%

Status Change Date: 03/06/2023
SubAgt/Coop: 3%

DOM: 24 / **CDOM:** 24
Variable Rate Y/N: No

WRIST Detail - Private
List Price: \$185,000
Sold Price: \$150,000

138 Dewey Avenue, Urbana, OH 43078
1026982 - Closed



City: Urbana
Zip: 43078
County: Champaign
Parcel ID #: K482500011003700
Township: Urbana
Subdivision: James Add
Tax Year: 2022
Semi Annual Tax: \$1,069
New Financing: Cash; Conventional
Condo/Lot: No
HOA/COA: No

Area: 330 S OF US 36 AND W OF US 68
School District: 1104 Urbana CSD
Property Type: Multi-Family
Acres: 0.27
Lot Size: 84x138
Year Built: 1984
Total SqFt: 1,736

Directions: Miami Street to 138 Dewey

Property Description

Exterior: Vinyl Siding
Basement: Full
Garage: Attached/ Garage Spaces:2
Heating System: Forced Air; Natural Gas
Occupancy: Subject To Tenants Rights

Manufactured Home: No
Water Source: Supplied Water
Sewer: Public Sewer

Unit Features

Gross Monthly Rent: \$550

Total Units: 2

Unit 1
of Bedrooms: 2
of Full Baths: 1
of Half Baths: 0
Garage Attached: Yes

Unit 2
of Bedrooms: 2
of Full Baths: 1
of Half Baths: 0
Garage Attached: Yes

Unit 3

Unit 4

Unit 5

Unit 6

Unit 7

Unit 8

Public Remarks: Very well kept rental with tenants currently renting property,

Virtual Tour

Showing Phone #: 9377652615

Listing Date: 08/09/2023
Pending Date: 12/29/2023
Sold Date: 12/29/2023
SubAg/Coop: 0%
Buyer Broker Amount: 3%

Special Listing Conditions:

Sold Price/SqFt: \$86
Sold Terms: Cash
Variable Rate Y/N: No
Type of Contract: Exclusive Right To Sell

Name
LA: Sunnie Jenkins (jenkison108)
SA: JOHN DOE (NON-WRIST MEMBER) (DOEJOHN108)

Office
Home Experts Realty (0247) 2018003123
WR (1111)

Primary
937-765-2615

Office
937-435-6000

E-mail
sunnie.jenkins@yellowbrick.homes
11111@11.com

Listing Date:08/09/2023
Buyer Broker Amount: 3%

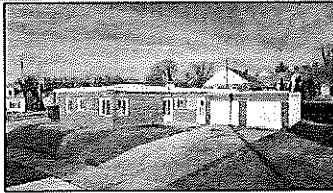
Status Change Date: 01/15/2024
SubAg/Coop: 0%

DOM: 142 / CDOM: 142
Variable Rate Y/N: No

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WRIST Detail - Private
List Price: \$159,900
Sold Price: \$150,000

1871 Broadway Street, Springfield, OH 45504
 1023656 - Closed



City:	Springfield	Area:	011 N O MAIN / W OF LIMESTONE
Zip:	45504	School District:	1206 Springfield CSD
County:	Clark	Property Type:	Multi-Family
Parcel ID #:	3400600011406001	Acres:	0.17
	Alt Link	Lot Size:	90 x 80
Township:	Inside City Limits	Year Built:	1946
Subdivision:	John & Peter Lohnes	Total SqFt:	1,792
Tax Year:	2021		
Semi Annual Tax:	\$1,528		
New Financing:	Cash; Conventional; FHA; VA Loan		
Condo/Lot:	No		
HOA/COA:	No		

Directions: i-70, i-68 to rt 4 to North st to Snyder st to address

Property Description

Level Style: One	Special Features: Bath 1st Floor; Bed 1st Floor
Exterior: Brick	Manufactured Home: No
Structure Type: Duplex	Utilities: Natural Gas Connected; Sewer Connected
Basement: None	Water Source: Supplied Water
Foundation: Block	Sewer: Public Sewer
Garage: Attached/ Garage Spaces:2	
Heating System: Forced Air; Natural Gas	
Cooling: Central Air	
Inside Features: Wood Floors	
Occupancy: Close Of Escrow	

Unit Features

Total Units: 2 **Gross Monthly Rent:** \$1,800

Unit 1	Unit 2	Unit 3	Unit 4
# of Bedrooms: 2	# of Bedrooms: 2		
# of Full Baths: 1	# of Full Baths: 1		
# of Half Baths: 0	# of Half Baths: 0		
Garage Attached: Yes	Garage Attached: No		
Unit 5	Unit 6	Unit 7	Unit 8

Public Remarks: Remarkable opportunity! Live in 1 unit and rent the other side and have your mortgage covered or if you have elderly parents or college kids. This 1 level brick ranch sits down the street from one of the best attractions in Springfield called Snyder Park. The park offers tennis courts, baseball field, splash park, Buck Creek, Dog Park, Pavilion, flower garden and so much more. Each unit has 2 bedrooms and 1 bath. Garage can be used by the owner or leased. Lots of upgrades including remodeled bathrooms, kitchens, flooring, paint, electric and more. Flat roof was repaired a few years ago. Don't miss this opportunity. Attached garages can be finished for more space.

Broker Remarks: Please send all offers to solomonaa11@yahoo.com, themrsolo16@gmail.com and jwebb@woh.rr.com and call/text to confirm receipt (937)631-5562, (937)405-5677 and (937)244-3338

Virtual Tour Click to View Virtual Tour

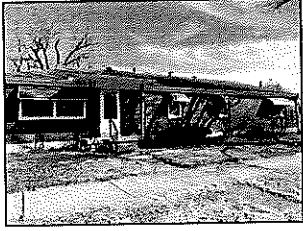
Showing Phone #: 800-746-9464

Listing Date: 02/19/2023	Special Listing Conditions:			
Pending Date: 02/24/2023	Sold Price/SqFt:	\$84		
Sold Date: 04/11/2023	Sold Terms:	VA		
SubAg/Coop: 0%	Variable Rate Y/N:	No		
Buyer Broker Amount: 3%	Type of Contract:	Exclusive Right To Sell		
Name	Office	Primary	Office	E-mail
LA: Arthur Solomon (solomart108)	Coldwell Banker Heritage (0237) 2001013092	937-631-5562	937-322-0352	solomonaa11@yahoo.com
CLA: Cassandra Solomon (solomcas108)	Coldwell Banker Heritage(0237) 2001013092	937-405-5677	937-322-0352	themrsolo16@gmail.com
SA: JOHN DOE (NON-WRIST MEMBER) (DOEJOHN108)	WR (1111)			11111@11.com
Listing Date: 02/19/2023	Status Change Date: 04/12/2023	DOM: 51 / CDOM: 51		
Buyer Broker Amount: 3%	SubAg/Coop: 0%	Variable Rate Y/N: No		

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WRIST Detail - Private
List Price: \$139,500
Sold Price: \$142,000

1110 Mason Street, Springfield, OH 45503
1023873 - Closed



City: Springfield
Zip: 45503
County: Clark
Parcel ID #: 3400700035202017
Township: Alt Link
Subdivision: Inside City Limits
Tax Year: Northern Heights
2022
Semi Annual Tax: \$756.76
New Financing: Cash; Conventional
Condo/Lot: No
HOA/COA: No

Area: 012 N OF MAIN / E OF LIMESTONE
School District: 1206 Springfield CSD
Property Type: Multi-Family
Land Info: Residential Lot
Acres: 0.16
Lot Size: 50 X 140
Year Built: 1952
Total SqFt: 1,560

Directions: McCreight to Mason or Limestone to Northern

Property Description

Level Style: One
Exterior: Brick
Structure Type: Duplex
Architectural Style: Ranch
Basement: Block; Full; Unfinished
Foundation: Block
Garage: Detached; Garage Door Opener/ **Garage Spaces:**2
Heating System: Forced Air; Natural Gas
Cooling: Central Air
Inside Features: Window Coverings
Ownership: Non-Occupant
Occupancy: Close Of Escrow

Special Features: Bath 1st Floor; Bed 1st Floor
Manufactured Home: No
Utilities: Natural Gas Connected; Separate Meters
Water Source: Supplied Water
Sewer: Public Sewer
Appliances: Gas Water Heater; Range; Refrigerator

Unit Features

Total Units: 2
2 Bedrooms: 2

Gross Monthly Rent: \$0
Oven/Range Total: 2

Unit 1
of Bedrooms: 2
of Full Baths: 1
of Half Baths: 0
Garage Attached: No

Unit 2
of Bedrooms: 2
of Full Baths: 1
of Half Baths: 0
Garage Attached: No

Unit 3

Unit 4

Unit 5

Unit 6

Unit 7

Unit 8

Public Remarks: Here is your opportunity to get invested in real estate. This double has been in one family for years and years and is predominantly rented to family members, therefore there is no income to share. What a great way to start your investment strategy by living on one side and renting out the other! This is a Hoppes-built duplex, so now picture the character you will find inside with wood trim, doors, and cabinets. This is a brick ranch-style duplex that contains two- two-bedroom units, and one full bath on each side. Both sides have 11 x 12 eat-in kitchens with pantry space. One side has a refrigerator and range and the other just the range. The Mason side has a small side yard and also a 2-car attached garage as well as Central Air. Both sides have full unfinished clean basements with glass block windows. They have new doors and storm doors and have been beautifully maintained! The electricity was updated approximately 5 years ago. There is a fence that runs across the back of the property for privacy.

Broker Remarks: The city of Springfield is looking to upgrade the sewer line in the summer of 2023, letter from the contractor to be loaded in the document section. The owner has not lived in the property for years. She filled out disclosures as she has maintained all of these years and knows of the updates. There is no sign as she does not want to see that the property is vacant.

Virtual Tour Click to View Virtual Tour

Showing Phone #: (937)408-7888

Showing Instructions: Other

Listing Date: 03/01/2023
Pending Date: 03/06/2023
Sold Date: 03/20/2023
SubAgt/Coop: 0%
Buyer Broker Amount: 3%

Special Listing Conditions:

Sold Price/SqFt:
Sold Terms:
Variable Rate Y/N:
Type of Contract:

\$91
Cash
No
Exclusive Right To Sell

Name
LA: Lisa Smedley (SMEDLLIS108)
SA: Kimberly Clark-Boggs (boggskim108)

Office
Home City Real Estate (0255) 2023000094
Keller Williams Home Town Realty (7278)

Primary 937-408-7888
Office 937-505-3875
937-890-9111

E-mail
lisamedley1@gmail.com
kimberlyclarkboggs4@gmail.com

Listing Date: 03/01/2023
Buyer Broker Amount: 3%

Status Change Date: 03/23/2023
SubAgt/Coop: 0%

DOM: 19 / **CDOM:** 17
Variable Rate Y/N: No

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Equity Resources, Inc.
1 Corporate Drive, Suite 360
Lake Zurich, IL 60047-8945

ANTICIPATED ESCROW ACCOUNT DISBURSEMENTS
MORTGAGE INS \$1,272.96
HAZARD INS \$2,337.34
COUNTY TAX \$3,705.74
Total \$7,316.04

ANNUAL ESCROW ACCOUNT DISCLOSURE STATEMENT
AND CHANGE OF PAYMENT NOTICE PREPARED FOR
ACCOUNT NUMBER: 1490773494
ESCROW ANALYSIS DATE: 08/21/2023

NEW PAYMENT IS AS FOLLOWS:

Principal and Interest \$672.99
Required Escrow Payment \$609.67
Shortage/Surplus Spread \$118.40
Optional Coverages
Buydown or Assistance Payments
Other

* 2112412 000029262 2020

Lucas Pace
4635 N Urbana Lisbon Rd # 4637
Mechanicsburg, OH 43044-9607



Total Payment \$1,401.06
New Payment Effective Date: 10/01/2023

Equity Resources, Inc. has completed an analysis of your escrow account, and has adjusted your mortgage payment to reflect changes in your real estate taxes or property insurance. The escrow items to be disbursed from your account over the next twelve months are itemized above.

ESCROW ACCOUNT PROJECTION FOR THE COMING YEAR

The following estimate of activity in your escrow account from 10/2023 through 09/2024 is provided for your information. All payments we anticipate receiving as well as disbursements we anticipate making on your behalf are included, along with the Projected Escrow Account Balance, derived by carrying forward your current actual escrow balance. The Required Escrow Account balance displays the amount actually required to be on hand as specified by Federal law, State law and your mortgage documents, and may include a cushion of up to 1/6th of your Annual Disbursements. Please retain this statement for comparison with the actual activity in your account at the end of the next escrow account computation year.

MONTH	PAYMENTS TO ESCROW ACCOUNT		PAYMENTS FROM ESCROW ACCOUNT				ESCROW ACCOUNT BALANCE	
		MIP/PMI	TAXES	FLOOD	HAZ. INS.	SPECIAL	PROJECTED	REQUIRED
STARTING BAL							\$1,762.28	\$3,183.03
OCT	\$609.67	\$106.08					\$2,265.87	\$3,686.62
NOV	\$609.67	\$106.08			\$2,337.34		\$432.12	\$1,852.87
DEC	\$609.67	\$106.08					\$935.71	\$2,356.46
JAN	\$609.67	\$106.08	\$1,852.87				\$413.57-	\$1,007.18 *
FEB	\$609.67	\$106.08					\$90.02	\$1,510.77
MAR	\$609.67	\$106.08					\$593.61	\$2,014.36
APR	\$609.67	\$106.08					\$1,097.20	\$2,517.95
MAY	\$609.67	\$106.08					\$1,600.79	\$3,021.54
JUN	\$609.67	\$106.08	\$1,852.87				\$251.51	\$1,672.26
JUL	\$609.67	\$106.08					\$755.10	\$2,175.85
AUG	\$609.67	\$106.08					\$1,258.69	\$2,679.44
SEP	\$609.67	\$106.08					\$1,762.28	\$3,183.03
Total		\$1,272.96	\$3,705.74		\$2,337.34			

*Indicates your projected low point of \$413.57-. Your required reserve balance is \$1,007.18. The difference between the projected low point and required reserve balance is \$1,420.75. This is your shortage. Your escrow shortage has been spread over a 12 month period, which may result in an increase in your payment.

If you have questions regarding this analysis, please write our Customer Service Department at Equity Resources, Inc., 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047-8945 or call toll free 1-888-288-1789, Monday through Friday, 8:00 am to 5:00 pm, EST.

THIS DOCUMENT IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU ARE IN BANKRUPTCY OR HAVE BEEN DISCHARGED IN BANKRUPTCY, THIS LETTER IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A DEMAND FOR PAYMENT IN VIOLATION OF THE AUTOMATIC STAY OR THE DISCHARGE INJUNCTION OR AN ATTEMPT TO RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.

ANNUAL ESCROW ACCOUNT DISCLOSURE STATEMENT - ACCOUNT HISTORY

Account Number: 1490773494

Name: Lucas Pace

This is a statement of actual activity in your escrow account from 10/2022 through 09/2023. Last year's projections are next to the actual activity. Your mortgage payment for the past year was \$1,241.41 of which \$672.99 was for principal and interest and \$568.42 went into your escrow account. An asterisk(*) indicates a difference from a previous estimate either in the date or the amount. A 'Y' indicates a projected disbursement or payment.

MONTH	PAYMENTS TO PROJECTED	ESC. ACCT. ACTUAL	PAYMENTS FROM PROJECTED	ESC. ACCT. ACTUAL	DESCRIPTION	ESCROW BAL. PROJECTED	COMPARISON ACTUAL
STARTING BAL						\$2,686.05	\$2,264.09
OCT	\$533.26	\$568.42 *	\$108.35	*	FHA INS	\$3,110.96	\$2,832.51
OCT				\$108.35 *	FHA INS	\$3,110.96	\$2,724.16
OCT				\$2,337.34 *	HOME INS	\$3,110.96	\$386.82
NOV	\$533.26	\$568.42 *	\$108.35	*	FHA INS	\$3,535.87	\$955.24
NOV			\$1,972.81	*	HOME INS	\$1,563.06	\$955.24
NOV				\$108.35 *	FHA INS	\$1,563.06	\$846.89
DEC	\$533.26	\$568.42 *	\$108.35	\$108.35	FHA INS	\$1,987.97	\$1,306.96
JAN	\$533.26	\$568.42 *	\$108.35	*	FHA INS	\$2,412.88	\$1,875.38
JAN			\$1,563.06	\$1,852.87 *	COUNTY TAX	\$849.82	\$22.51
JAN				\$106.08 *	FHA INS	\$849.82	\$83.57-
FEB	\$533.26	\$568.42 *	\$108.35	*	FHA INS	\$1,274.73	\$484.85
FEB				\$106.08 *	FHA INS	\$1,274.73	\$378.77
MAR	\$533.26	\$568.42 *	\$108.35	*	FHA INS	\$1,699.64	\$947.19
MAR				\$106.08 *	FHA INS	\$1,699.64	\$841.11
APR	\$533.26	\$568.42 *	\$108.35	*	FHA INS	\$2,124.55	\$1,409.53
APR				\$106.08 *	FHA INS	\$2,124.55	\$1,303.45
MAY	\$533.26	\$568.42 *	\$108.35	*	FHA INS	\$2,549.46	\$1,871.87
MAY				\$106.08 *	FHA INS	\$2,549.46	\$1,765.79
MAY				*	FHA INS	\$2,974.37	\$2,334.21
JUN	\$533.26	\$568.42 *	\$108.35	*	FHA INS	\$2,974.37	\$2,334.21
JUN			\$1,563.06	\$1,852.87 *	COUNTY TAX	\$1,411.31	\$481.34
JUN				\$106.08 *	FHA INS	\$1,411.31	\$375.26
JUL	\$533.26	\$568.42 *	\$108.35	*	FHA INS	\$1,836.22	\$943.68
JUL				\$106.08 *	FHA INS	\$1,836.22	\$837.60
AUG	\$533.26	\$568.42 *	\$108.35	*	FHA INS	\$2,261.13	\$1,406.02
AUG				\$106.08 *	FHA INS	\$2,261.13	\$1,299.94
SEP	\$533.26	\$568.42 *Y	\$108.35	\$106.08 *Y	FHA INS	\$2,686.04	\$1,762.28
Total	\$6,399.12	\$6,821.04	\$6,399.13	\$7,322.85			

OVER THIS PERIOD, AN ADDITIONAL \$0.00 WAS DEPOSITED INTO YOUR ESCROW ACCOUNT FOR INTEREST ON ESCROW.

Last year, we anticipated that payments from your escrow account would be made during this period equaling \$6,399.13. Under Federal Law, your lowest balance should not have exceeded \$849.82 or 1/6TH of anticipated payments from the account, unless your mortgage contract or state law specified a lower amount. Under your mortgage contract and/or state law, your lowest balance should not have exceeded \$849.82.

		Appraisal Fee to Shelley Miggo Appraisal Services LLC	\$600.00	
		MI Upfront Premium to HUD	\$2,702.00	
		Impounds		
		Homeowner's Insurance \$164.40 per month for 3 mo.	\$493.20	
		Property Taxes \$260.51 per month for 8 mo.	\$2,084.08	
		Aggregate Adjustment		\$1,014.22
		Title Charges & Escrow/Settlement Charges		
		Title - Lender's Policy \$157,102.00 Premium - \$100.00 to John M. Spencer dba City Title Agency	\$100.00	
		Title - Owner's Policy \$160,000.00 Premium - \$907.50 to John M. Spencer dba City Title Agency	\$907.50	
\$75.00		Courier / Wire Service Fee to John M. Spencer dba City Title Agency		
\$150.00		Deed Preparation Fee to John M. Spencer, Attorney at Law		
\$100.00		Disbursement Fee to John M. Spencer dba City Title Agency		
\$40.00		Recording Service Fee-SJ Rel. to John M. Spencer dba City Title Agency		
		Survey Fee to Scholl Surveying	\$190.00	
		Title - Closing Fee to John M. Spencer dba City Title Agency	\$225.00	
		Title - Closing Protection Letter Fee to Fidelity National Title Insurance Company	\$40.00	
		Title - Courier Service Fee to John M. Spencer dba City Title Agency	\$60.00	
		Title - Endorsement Fee/ALTA 8.1, 9, Survey & Mech Lien to John M. Spencer dba City Title Agency	\$375.00	
		Title - Examination Fee to John M. Spencer dba City Title Agency	\$225.00	
		Title - Insurance Binder Fee to John M. Spencer dba City Title Agency	\$50.00	
		Title - Wire Service Fee to John M. Spencer dba City Title Agency	\$46.00	
		Government Recording and Transfer Charges		
		Recording Fees Deed: \$34.00 Mortgage: \$142.00 to Clark County Recorder	\$176.00	
\$640.00		Tax Stamp for County Deed to Clark County Recorder	\$0.50	
		Payoff(s)		
\$38,433.07		CJ Payoff to Cavalry SPV I LLC Principal Balance \$38,433.07		
\$9,219.89		Delinquent Real Estate Taxes to Clark County Treasurer		
\$66,935.42		Payoff of First Mortgage Loan to Farmers & Merchants State Bank Principal Balance \$66,935.42		
\$2,477.54		SJ Payoff to Treasurer State of Ohio Principal Balance \$2,477.54		
		Miscellaneous		
\$600.00		Home Warranty Fee to TBD		
		Homeowner's Insurance Premium (12 mo.) to Nationwide	\$1,972.81	
			Borrower/Buyer	
Seller			Debit	Credit
Debit	Credit	Subtotals	\$171,386.80	\$164,754.13
		Due From Borrower/Buyer		\$6,632.67
		Due To Seller		
\$34,691.17		Totals	\$171,386.80	\$171,386.80
\$160,000.00	\$160,000.00			

Title Insurance – Simultaneous Rate Premiums

The Owner's and Lender's title insurance premiums set out above represent the actual rates filed with the Ohio Department of Insurance. The Owner's and Lender's title insurance premiums shown on the Closing Disclosure were calculated and disclosed in the manner required by Federal regulation as required by the Consumer Financial Protection Bureau (CFPB). Despite the difference in the breakdown of premiums disclosed, the total combined premiums as required to be disclosed by the CFPB equals the total combined premiums calculated above using the current rules and rates of this State.

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. SELLER INSTRUCTIONS: If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be reported on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize John M. Spencer dba City Title Agency to cause the funds to be disbursed in accordance with this statement.

Lucas Pace
Lucas Pace

11-5-2021
Date

Ronald E. Earley
Ronald E. Earley

11/5/2021
Date



REAL ESTATE PURCHASE CONTRACT
 Form Approved by Springfield Board of REALTORS®
 (ONLY TO BE USED By a REALTOR® MEMBER)



Date: Aug 6, 2021

(Selling REALTOR® Firm)

A. DESCRIPTION. The undersigned Purchaser agrees to purchase through

11/A
 (Listing REALTOR® Firm)

with the terms and conditions set forth below, the real property (the "Property") located in the City or Township

of Mechanicsburg County of Clark

State of Ohio, described as,
4635-

(Address include St., Rd., Ave., Ln., Ct., Cir., City, State & Zip Code)

4637 N. Kellogg Ln

Rd. Mechanicsburg, OH 43044

Permanent Parcel Number(s) 2800400015000041

The Property shall include the land, all appurtenant rights, privileges and easements. The Property passing under this contract shall include the following in their present physical condition; all buildings, improvements, and fixtures including, but not limited to, the following as are now on the Property: landscaping, electrical, heating, air conditioning, plumbing/bathroom fixtures, built appliances, window/door shades, blinds, curtain rods, attached fireplace equipment, awnings/screens, storm windows/doors, garage door opener/controls(s), water softener, propane tank [leased equipment excluded]. Any personal property items listed above or below owned by Seller will be free and clear of liens and security interests at closing. Other Personal Property to remain with the Property:

* Seller Int. (P.L. 8/1/2021)

B. PRICE. Purchaser(s) agrees to pay for the Property (\$

~~145,000~~ payable as follows:
120,000 (LOP 8/8/21)

FINANCING: Purchaser's obligation to close this transaction is contingent upon the Purchaser's ability to obtain financing at prevailing rates and terms with down payment of 3.5% or \$ Conventional VA FHA Rural Development Other TRID ADDENDUM

CASH: Purchaser shall provide, to Seller's satisfaction, written verification of funds within ___ days of acceptance of this offer. If Purchaser fails to provide written verification, then Seller may, by written notice to selling REALTOR® or Purchaser, terminate this contract.

Pre-Approval: Purchaser shall provide, written verification of pre-approval from Purchaser's lending institution within 30 days of acceptance of this offer. If Purchaser fails to provide written verification, then Seller may, by written notice to selling REALTOR® or Purchaser, terminate this contract.

SETTLEMENT CHARGES. In addition to costs incurred in order for the Seller to fulfill the terms of the contract and to provide marketable title, Seller agrees to pay actual settlement charges on behalf of the Purchaser, including but not limited to, discount points, closing costs, pre-pays and any other fees allowed by Purchaser's lender in an amount not to exceed \$ 4000 or % forwards closing cost & repairs

SELLER FINANCING: SEE ATTACHED ADDENDUM

Purchaser(s) Initials LDP 18-6-21 Date

Seller(s) Initials R2

Date 8/1/2021

33 C. **CONTINGENCY:** (NOT APPLICABLE IF BLANKS ARE NOT FILLED IN) This contract is made expressly contingent
34 upon the sale of Purchaser's property located at NONE
35 Purchaser acknowledges that the property subject to this contract may remain for sale by Seller while this
36 contingency is in effect. If Seller receives a competing offer to purchase the property while this contingency is
37 in effect, that is not contingent on the sale of the offeree's property (the "Competing Offer"), and Seller desires
38 to accept the Competing Offer, Seller's agent shall notify Purchaser's agent, in writing, of the Competing Offer
39 and Seller's intent to accept the Competing Offer. Purchaser shall have _____ HOURS FROM RECEIPT OF
40 SELLER'S WRITTEN NOTICE to remove this contingency or release this contract. If this contingency is
41 removed by Purchaser, then Purchaser shall proceed to closing in accordance with the remaining terms of this
42 contract and shall close by the earlier of: (1) the closing date stated herein or (2) within 30 days of the removal
43 of this contingency. In the event that Purchaser fails to remove this contingency in accordance with the terms of
44 this paragraph, any and all deposits and documents held by either party pursuant to this contract shall be
45 promptly returned to the other party and this contract shall become void and of no force and effect.

46 D. **CLOSING:** The closing for delivery of the deed and payment of the balance of the purchase price shall be held
47 on or before Sept 15, 2021, at a time and location mutually agreed upon by Seller and
48 Purchaser. In the event of a failure of both parties to agree, the closing shall be held on the last business day
49 designated in this paragraph and the Purchaser's Broker shall have the right to designate the hour and location of
50 closing. Purchasers reserve the right to walk through 48 hours before closing.

51 E. **POSSESSION:** Possession shall be given subject to tenant's rights _____ calendar days, at closing, after
52 delivery of deed, at AM PM. Possession shall be given as of said date or such earlier date at
53 which Purchaser receives actual notice from Seller of Seller's vacating the Property. Seller shall be responsible to
54 Purchaser for damages caused by Seller's failure to deliver possession on the stated date.

55 F. **HOME WARRANTY DISCLOSURE.** Purchaser has been informed that home warranty programs may be
56 available to provide potential additional benefits to Purchaser. Purchaser selects does not select a home
57 warranty to be provided by a company to be chosen by Purchaser Seller and paid for by Purchaser Seller
58 at an amount not to exceed \$ 600. If a homeowner's warranty is being provided under the
59 terms of this contract, the Parties acknowledge that a fee may be paid by the warranty company to one of the Brokers
60 involved in this transaction. The amount of this fee will be disclosed to Seller and Purchaser upon request after the
61 warranty company has been specified.

62 G. **EARNEST MONEY.** Broker will receive from Purchaser \$ 0, which shall be returned to
63 Purchaser, upon Purchaser's request, if no contract has been entered into. Upon acceptance of this contract by both
64 parties, Broker shall deposit such amount in its trust account to be disbursed, subject to collection by Broker's
65 depository, as follows: (1) deposit shall be applied on purchase price or returned to Purchaser when transaction is
66 closed (2) if Seller fails or refuses to perform, or any contingency is not satisfied or waived, the deposit shall be
67 returned (3) if Purchaser fails or refuses to perform, this deposit shall be paid to Seller.

68 In the event of a dispute between the Seller and the Purchaser regarding the disbursement of the earnest money, the
69 Broker is required by Ohio law to maintain such funds in his trust account until the Broker receives (1) written
70 instructions signed by the parties specifying how the earnest money is to be disbursed or (2) a final court order that
71 specifies to whom the earnest money is to be awarded. If within two years from the date the earnest money was
72 deposited in the Broker's trust account and the parties have not provided the Broker with such signed instructions or
73 written notice that such legal action to resolve the dispute has been filed, the Broker shall return the earnest money to
74 Purchaser with no further notice to Seller. The return or payment of such deposit shall not in any way prejudice the
75 rights of the Seller, Purchaser or Broker(s) in any action for damages or specific performance.

Purchaser(s) Initials LDP, 8-4-21 Date

Seller(s) Initials RL Date 8/8/2021

Address

76 H. INSPECTION PERIOD

77 1. Purchaser shall have the right for a period of 15 days after the date of Seller's acceptance
78 Purchaser's removal of contingency (the "Inspection Period") to obtain inspections of the Property at Purchaser's
79 expense in each of the following areas:

80 NOTE: Whole house may include any of the below items whether marked or not or recommend by the whole
81 house inspector.

- 82 Structural Septic System Heating & Furnace Fireplace
- 83 Basement Sewer Line Air Conditioning Chimney
- 84 Crawl Space Electrical Appliances Roof
- 85 Well Quality Plumbing Mold Whole House
- 86 Well Quantity Gas Line Radon Other (Specify)
- 87 Lead-Based Paint Termite or Wood Boring Insects
- 88 &/or Lead-Based Paint Hazards

89 Septic to pumped w/ satisfactory report from Clark
90 County Health Dept prior to close. IF pumped with current months
Seller to provide Septic report.

91 Inspections shall be made by qualified contractors and inspectors (duly licensed and certified where applicable)
92 selected by Purchaser. During the inspection period, Purchaser and Purchaser's inspectors and contractors shall be
93 permitted access to the property at reasonable times. Purchaser shall be responsible for any damage to the Property
94 caused by Purchaser or Purchaser's inspectors or contractors. If the inspections disclose any defects in the Property,
95 Purchaser shall notify Seller in writing of the defects prior to the expiration of the Inspection Period. For purposes
96 of this addendum, "defects" do not include minor routine maintenance and repair items not affecting
97 habitability or matters disclosed to Purchaser in writing by Seller before presentation of this offer and
98 Seller shall have no obligation to repair any such items unless specifically agreed to in writing. FAILURE
99 TO NOTIFY SELLER OF ANY DEFECTS PRIOR TO THE EXPIRATION OF THE INSPECTION
100 PERIOD SHALL CONSTITUTE A WAIVER OF SUCH DEFECTS AND PURCHASER SHALL TAKE
101 THE PROPERTY "AS IS" WITH RESPECT TO SUCH DEFECTS. Inspections required by lending
102 institutions or local municipalities do not necessarily eliminate the need for other inspections.
103 Purchaser(s) Initials LDP 18-6-21

104 2. REPAIR PERIOD. In the event Purchaser's inspections disclose any defects in the Property which are timely
105 reported to Seller, Seller shall have the right for a period of 10 days after expiration of the Inspection Period to
106 either (a) repair the defect in a good and workmanlike manner using contractors reasonably acceptable to
107 Purchaser or (b) provide other assurances reasonably acceptable to Purchaser, by means of an escrow of funds at
108 closing for the repairs or otherwise, that the defects will be repaired with due diligence and in a good and
109 workmanlike manner.

110 3. LEAD-BASED PAINT CONTINGENCY LANGUAGE. If the item "Lead-Based Paint and/or Lead-Based
111 Paint Hazards" is checked in Section 1 above, the Inspection Period represents the agreed upon period for
112 Purchaser to conduct an assessment or inspection of the Property to determine the presence of Lead-Based paint
113 and/or Lead-Based paint hazards. Except as provided in this Inspection Addendum, Purchaser waives any right or
114 opportunity to conduct an assessment or inspection for these purposes. Intact Lead-Based paint that is in good
115 condition is not necessarily a hazard. See EPA pamphlet "Protect Your Family From Lead in Your Home"
116 for more information.

Purchaser(s) Initials LDP 18-6-21 Date

Seller(s) Initials RE-1

Date 8/8/2021

Address

117 4. **RIGHT TO CANCEL.** If Seller is unwilling or unable to repair any defect or to provide the assurances
118 described above in Section 2, **REPAIR PERIOD**, Purchaser shall have the right, at Purchaser's sole option, to
119 cancel this contract, in which event the earnest money shall be returned to Purchaser in accordance with the
120 procedure set forth in Paragraph H on page two of the Real Estate Purchase Contract and the parties shall be
121 released from all further obligations under this contract. This right of cancellation shall be exercised, if at all, by
122 giving written notice to Seller within 5 days after the earlier of (a) receipt of a written notice from Seller stating
123 that Seller is unwilling to make the repairs or provide the assurances described above or (b) expiration of the
124 Repair Period. **FAILURE BY PURCHASER TO CANCEL THIS CONTRACT WITHIN SUCH 5-DAY**
125 **PERIOD SHALL CONSTITUTE A WAIVER BY PURCHASER FOR ANY UNCURED DEFECTS AND**
126 **PURCHASER SHALL TAKE THE PROPERTY "AS IS" WITH RESPECT TO SUCH DEFECTS.**

127 5. **RELEASE.** Seller and Purchaser release the Broker(s) from any and all liability arising from (a) any action by
128 the Broker(s) in obtaining or recommending an inspector or contractor, (b) the contents of any inspection report
129 or the work of any contractor, (c) any advice concerning the necessity of any inspections, (d) any defect or
130 deficiency in the Property and the failure to deliver any notice within the time periods provided herein unless
131 specifically requested to do so. This waiver shall survive the closing.

OTHER ADDENDA

132 Taxes to be brought current at close
133 Long Pro Ration of taxes
134 Rent Deposits to convey to buyer at close, Rental agreements
135 to be provided by seller along with proof all rent is current.
136 Rent to be prorated, to day of close.
137 Closing to be held at City Title Agency, 30 Warden St, 250
Springfield Off 45504

138 **I. OTHER ADDENDA AND CONDITIONS.**
139 The following Addenda and attachments shall be considered an integral part of this contract: Inspection
140 Addendum No Inspections Required Lead-Based Paint Form Property Disclosure Form
141 Addendum/Amendment to Purchase Agency Form Proof of Funds/Pre-Approval Letter
142 Other (Describe)
143 Purchaser(s) Initials LDP / B-U-21

147 **J. HOMEOWNER ASSOCIATION/CONDOMINIUM DECLARATIONS, BYLAWS AND ARTICLES.** If
148 the Real Estate is subject to a Homeowner Association Declaration or is a Condominium, Seller will, at Seller's
149 expense, provide Purchaser with a current copy of documents affecting the real estate including the Bylaws and the
150 Articles of Incorporation and other pertinent documents within _____ days of acceptance of this offer. Seller
151 certifies that the current HOA Fees/Condo Dues are \$ _____ per _____ and are paid through
152 HOA Fees/Condo Dues prepaid by the Seller shall be prorated from the
153 date of closing through the date paid.

Purchaser(s) Initials LDP / B-U-21 Date _____ Seller(s) Initials TL 1 Date 8/6/2024

Address

4- **K. DEED.** Seller shall deliver to Purchaser a good and sufficient warranty deed or fiduciary deed with appropriate
5 release of dower, if any, conveying a good and marketable title, in accordance with the Ohio Marketable Title Act
6 and the Standards of Title Examination, Ohio State Bar Association. Subject property is to be free and clear of all
7 liens and encumbrances, not excepted by this contract, except the following: restrictions, conditions and easements
8 of record, rights of tenant in possession, zoning provisions, (none of which shall be materially adverse to Purchaser's
9 use of the premises noted in **OTHER CONDITIONS**, paragraph I, N) taxes and assessments as hereinafter set forth
10 in **PRORATIONS**, Paragraph K, all coal, oil, gas and other mineral rights and interests previously transferred or
11 reserved of record. Seller has not transferred, conveyed, or reserved, nor does Seller have any knowledge of any
12 prior transfers, conveyances or reservations of any coal, oil, gas, or other mineral rights or interests in the premises,
13 except for the following (none if nothing inserted)

54 **L. TITLE INSURANCE.** Title insurance is designed to protect the policyholder of such title insurance for covered
55 losses caused by defects in title (ownership) to the Real Estate that are in existence on the date and time the policy of
56 title insurance is issued. Title insurance is different than casualty or liability insurance. **Purchaser is encouraged**
57 **to inquire about the benefits of owner's title insurance from an Attorney, a title insurance agency or provider.**
58 **An owner's policy of title insurance, while not required, is recommended. A lender's policy of title insurance,**
59 **if required by the mortgage lender, does not provide protection to the Purchaser. Purchaser acknowledges**
70 **that it is Purchaser's sole responsibility to make inquiries with regard to owner's title insurance prior to**
71 **closing.** / (Purchaser(s) initials)

72 **M. DAMAGE TO BUILDINGS.** If any buildings or other improvements are substantially damaged or destroyed
73 prior to the closing, Purchaser shall have the option (1) to proceed with the closing and receive the proceeds of any
74 insurance payable in connection therewith, subject to current mortgage holder's rights or (2) to terminate this
75 contract and have the earnest money as receipted on page four returned and both parties shall be released from all
76 further obligations under this contract. Seller shall keep the Property adequately insured against fire and extended
77 coverage perils prior to closing. Seller agrees to maintain the Property in its present condition until delivery of
78 possession, subject to ordinary wear and tear and the provisions of this paragraph.

79 **N. FAIR HOUSING / BLOCKBUSTING STATEMENT:** This contract shall be performed in accordance with the
80 Ohio Fair Housing Law (Section 4112.02 of the Ohio Revised Code) and the Federal Fair Housing Law (42
81 U.S.C.A., Section 3601 as amended), pursuant to which it is illegal to refuse to sell, transfer, assign, rent, lease,
82 sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations
83 or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status,
84 ancestry, military status, disability or national origin; or to discriminate in advertising the sale or rental of housing, in
85 the finance of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or
86 attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a
87 person or persons belonging to one of the protected classes.

88 **O. OHIO'S SEX OFFENDER REGISTRATION AND NOTIFICATION LAW.** If a sex offender resides in the
89 area, Ohio's Sex Offender Registration and Notification Law requires the local sheriff to provide written notice to
90 certain members of the community. The notice provided by the sheriff is a public record and is open to inspection
91 under Ohio's Public Records Law.

92 **P. ELECTRONIC SIGNATURES.** Manual or electronic signatures on contract documents, transmitted in
93 original, facsimile or electronic format shall be valid for purposes of this contract and any amendments, addendums
94 or notices to be delivered in connection with this contract. Only original, manually signed documents shall be valid
95 for deeds or other documents to be recorded at or after closing or as may be required by Purchaser's lender and/or
96 the Attorney and/or title insurance company and/or escrow agent.

Purchaser(s) Initials LDP / B-6-2 **Date** **Seller(s) Initials** / JL **Date** 8/8/2024
Address

Q. PRORATIONS. At closing, Seller shall pay or credit to the purchase price all real estate taxes and assessments, including penalties and interest, which become due and payable prior to date of closing. A prorated share calculated as of the date of closing shall be made in accordance with the following method: "Long Proration" method or "Short Proration" method. (If neither method is checked, the long proration shall apply.) All prorations shall be based on the most recent tax rates, assessments and valuation available at the auditor's office to include, if any, sidewalk, curb, gutter, water/sewer assessments. Unassessed new construction real estate taxes will be prorated on land only. If the real estate taxes will be subject to recoupment due to accruing agricultural tax savings (CAUV) the (Seller/Purchaser) agrees to pay the amount of such recoupment.

Interest and escrow balances on any mortgage assumed, and pre-paid insurance premiums and rents, shall be prorated to the date of closing. Seller shall pay all utility bills at delivery of deed or date of vacating, whichever is later. Propane/fuel oil shall be prorated to date of delivery of deed or date of vacating, whichever is later or Seller will convey all remaining propane/fuel oil at time of possession. Purchaser shall be responsible for securing a company for the propane/fuel oil. All security deposits paid to Seller by tenants in possession shall be transferred to the Purchaser at closing. NOTE: Real estate taxes and assessments are subject to change.

R. REPRESENTATIONS. Seller certifies to Purchaser that with respect to the Property (1) no orders of any public authority are pending (2) no work has been performed or improvements constructed that may result in future assessments or liens (3) no notices have been received from any public agency with respect to condemnation or appropriation, change in zoning, proposed future assessments, correction of conditions, or other similar matters (4) Seller will not change any existing lease/rental agreement or enter into new lease/rental agreement and (5) there presently exists no defects or conditions or toxic or hazardous or contaminated substances on the Property known to Seller which would adversely affect or materially impair the fitness of the Property for the purpose of its intended use. Purchaser is relying solely upon examination of the Property, the Seller's certification herein, and inspection herein required, if any, for its physical condition and character, to the earnings therefrom, utility, zoning, size of the land, improvements and not upon any representation by the real estate agents involved who shall not be responsible for any defects in the Property. Seller's representations shall survive the closing.

S. GENERAL PROVISIONS.

1.) Seller certifies and represents that those signing this contract constitute all of the owners of the title to the real property and other items listed in Section A.

2.) Upon acceptance, this offer shall become a complete agreement binding upon the Purchaser and Seller and their respective heirs, personal representatives, successors, and assigns, and shall be deemed to contain all the terms and conditions agreed upon. No oral conditions, representations, warranties or agreements shall be valid and binding upon the parties unless in writing, and signed by both parties. Purchaser has examined the Property and, except as otherwise provided in this contract, is purchasing it "as is" in its present condition, relying upon such examination as to the condition, character, size, utility and zoning of the Property. Any word used in this contract shall be construed to mean either singular or plural by the number of signatures as indicated on page four. Time is of the essence for all provisions of this contract.

THIS IS A LEGALLY BINDING CONTRACT BETWEEN THE PURCHASER AND SELLER. PURCHASER AND SELLER ARE ADVISED THAT THIS CONTRACT CONTAINS PROVISIONS THAT MAY OR MAY NOT BE APPROPRIATE IN ALL TRANSACTIONS. NO REPRESENTATION IS MADE THAT THE PROVISIONS OF THIS CONTRACT ARE APPROPRIATE, ADEQUATE OR LEGALLY SUFFICIENT FOR ANY SPECIFIC TRANSACTION. PURCHASER AND SELLER ARE ENCOURAGED TO CONSULT WITH THEIR OWN LEGAL COUNSEL REGARDING THE PROVISIONS OF THE REAL ESTATE PURCHASE CONTRACT AND ANY ADDENDUMS.

Purchaser(s) Initials *LDP* / *18-6-21* Date

Seller(s) Initials *RL*

Date *8/8/2024*

Address

Real Estate Purchase Contract Page 6 of 7

T. ACCEPTANCE AND ACKNOWLEDGEMENT This offer shall remain open for acceptance until 8/8/2021 11 AM 7:00 PM.

Purchaser(s) Lucas Price

Date 8-6-2021

Print Name: Lucas Price

Date

Purchaser(s)

Print Name:

U. SELLER'S RESPONSE. The undersigned Seller has read and fully understands the foregoing offer and hereby: Accepts said offer and agrees to the terms and conditions herein contained.

Accepts offer

~~Rejects said offer.~~ REJECTS Date 8/7/2021

Time: 10:00 AM

Counteroffers within Response by: Date: Counteroffers - See Counteroffer Addendum

1) Seller(s) Ronald E. Earley

Date

2) Seller(s)

Date

3 Listing Agent

PH

4 Witness to Seller's Signature

N/A

5 Listing Agent's Email Address

6 Selling Agent

PH

7 Witness to Purchaser's Signature

N/A

8 Selling Agent's Email Address

RECEIPT OF EARNEST MONEY DEPOSIT:

I hereby certify receipt of Earnest Money (check/money order # wire/electronic #

cash, other in the amount of \$

I further certify that the funds shall be submitted for deposit in accordance with Ohio law and acknowledge that failure to deposit in a timely manner is a violation of license law.

Print REALTOR®'s Name/Firm REALTOR®'s Signature Date/Time

Purchaser(s) Initials LOPIB-U-21 Date

Seller(s) Initials REE Date 8/7/2021

Address

* Purchase Price to be \$160,000 all other terms remain the same.

Purchaser: Lucas Price Date 8/8/2021

10 T. ACCEPTANCE AND AKNOWLEDGEMENT This offer shall remain open for acceptance
11 until 8/8/2021 , 11 AM 7:00 PM.

12 Purchaser(s) Lucas Faria Date 8-6-2021

13 Print Name: Lucas Faria

14 Purchaser(s) Date

15 Print Name:

16 U. SELLER'S RESPONSE. The undersigned Seller has read and fully understands the foregoing offer and hereby:
17 Accepts said offer and agrees to the terms and conditions herein contained. Accepts offer

18 ~~Rejects said offer.~~ REJECTS Date 8/7/2021 Time: 10:00 AM

19 Counteroffers within Response by: Date: 8/7/2021
20 Counteroffers - See Counteroffer Addendum

21 Seller(s) Ronald E Earley Date

22 Seller(s) Date

23 Listing Agent PH

24 Witness to Seller's Signature N/A

25 Listing Agent's Email Address

26 Selling Agent PH

27 Witness to Purchaser's Signature N/A

28 Selling Agent's Email Address

29 RECEIPT OF EARNEST MONEY DEPOSIT:

30 I hereby certify receipt of Earnest Money (check/money order # , wire/electronic #

31 cash, other in the amount of \$

32 I further certify that the funds shall be submitted for deposit in accordance with Ohio law and acknowledge
33 that failure to deposit in a timely manner is a violation of license law.

34 Print REALTOR®'s Name/Firm REALTOR®'s Signature Date/Time

Purchaser(s) Initials LDFIB-U-26 Date

Seller(s) Initials REC Date 8/7/2021

Address

* Purchase Price to be \$160,000 all other terms remain the same.

Purchaser : Lucas Faria Date 8/8/2021

SELLER : RONALD E EARLEY Ronald E Earley 8/9/2021