

5452 Christy Lane

**Text "61338"
To 79564
For updated Pricing
and Virtual Tour**



- **Move-In Ready!**
- Nice Open Floorplan
- Private Backyard w/Deck and Privacy Fence
- Extra Parking Space Perfect for Boat or RV
- Cathedral Ceilings
- Gorgeous Master Suite w/His and Her Closets and Adjoining Soaking Tub and Shower
- Grand Family Room w/Cathedral Ceiling
- Formal Dining currently used as office can be easily converted back to Dining Room or Formal Living Room
- 1 Year Home Warranty
- Call 1-888-766-0647 Ext.# 7829 24/7 to hear a recorded message or Text "61338" to 79564 for additional information about this wonderful home.



Jason Bowman
CRS® CDPE® GRI® ABR®
ePRO®
Re/Max Elite

Cell: (513) 766-0647
Fax: (513) 766-0627
Jason@JJBowman.com
www.JJBowman.com



All information is believed to be correct, but its correctness is not guaranteed.



5452 Christy Lane

Additional Home Details

Visit: www.5452ChristyLn.com

Move-in-Ready and Waiting Just For You! This newer 3 bedroom/2 bath home is situated on a large lot with privacy fence and extended driveway. Come take advantage of living in a newer, updated home while enjoying the advantages of an established neighborhood with mature trees and quiet streets. This home comes with everything you need! Kitchen is bright and open with a nice eat-in area and plenty of counter space and cabinets. You'll love the cathedral ceilings in the kitchen and adjoining family room as it makes these spaces feel so open and welcoming. The family room offers large windows and plenty of natural light to enjoy. The floor plan of this home is perfect for entertaining family and friends as you are just steps away from the private deck just off the kitchen. The room off the entry is set up as a home office with built in cabinetry, this space can also be transformed to function as an elegant dining room or living area. Just off of the family room, you'll find a large master bedroom with his/her closets featuring built in organizers and a beautiful adjoining bathroom. You'll love the spa like feeling of this master bath with soaking tub, shower, double vanity sinks and updated lighting. The other two bedrooms down the hall are also spacious with plenty of closet space. A large closet laundry area with ample shelving is tucked away in the hallway for convenience. This home comes with an oversized 2 car garage with plenty of space for shelving and extras. The extended driveway on the side of the garage is perfect for your boat, RV or additional parking. Just 6 years young, this home offers one story living, a nice private backyard, quiet neighborhood and so much more! Close to shopping, highways and "Excellent Rated" schools too! Hurry!

For additional details and financing information call 1-888-766-0647 Extension #7829 for a recorded message 24/7.



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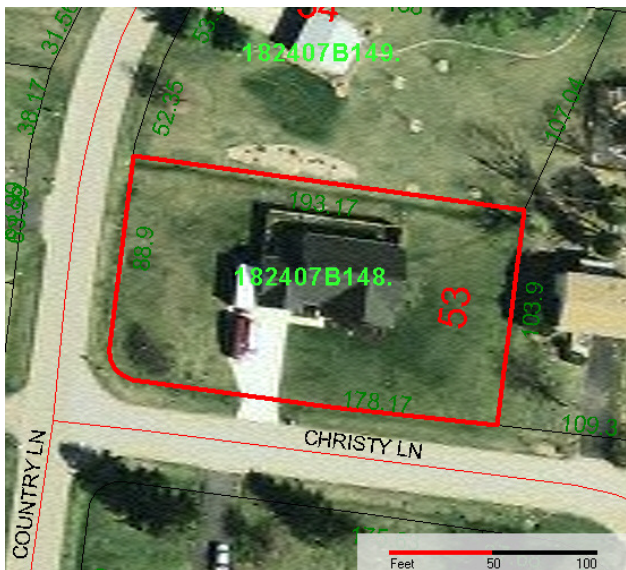
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Plat & Aerial Photograph



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Home Warranty



First American
Home Buyers Protection Corporation

Benefits of a Home Warranty

A First American Home Warranty is a residential service contract that provides repair and replacement coverage for many of the home's most essential systems and appliances. With a home warranty, sellers, buyers and agents can all be protected against costly breakdowns before, during, and after the sale of the home.

Additionally, **home buyers** can move in with confidence knowing that their budget and new home is protected against unexpected mechanical failures. They'll also get the convenience of having live service representatives available to them 24 hours a day, 365 days a year.

First American Home Buyers Protection believes buying and selling a home should be a rewarding experience for everyone involved.

*The seller's of this home are offering a
1 Year Home Warranty at no cost to the buyer.*



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Listings as of 07/07/10 at 1:30pm

Active
[S1227920p+vt](#) C02MI 5452 Christy Ln
City/Municip Miami Twp **Cnty** Clermont
Subd Ridgeview Acres **Twp** Miami

Unit#
State OH
Subu Miami Twp.
Zip 45150

LP\$ 149,900

Rooms 6 **Bedrms** 3 **Baths** 2-0



Family Rm	N	BedRm Lev1	Y
Formal Din	Y	BthRm Lev1	Y Full
Type	Single Family	Bsmt	Crawl
Lev	1 Story	Garage	2 Attached
Arch	Ranch	Parking	Driveway, On Street
Const	Vinyl	Firepl	None
Found	Poured	Gas	At Street
Roof	Shingle	Water	Public
Windows	Insulated, Vinyl, Do	Sewer	Public
Heating	Electric, Heat Pump	Zoning	Residential
Cooling	Central Air	Sa-Tax	1327.00
Age	6	TxRate	of record
New	No Existing Structure	Asmnt	of record
Lot	178 X 89	Occupy	Negotiable
Acreage	0.469	Transp	
Lev Condo	HOA Fee No	School	Milford Ex Vill SD
HOA Amt\$	N/A	District	Call SD 513-831-1314

[Click here for Additional Information](#)

[See Virtual Tour](#)

St. Rt. 131 E., R. on Betty Ln., R. on Country Ln., L. on Christy Ln.

Open House		Auction	N	Disability Access	No
Date	Time	Spec Fin	N		
TaxID 182407B148.	Other				

This Listing Courtesy of RE/MAX Elite

Move-in-Ready! Lots to offer! Open FlrPln. Private backyd w/deck/privacy fence, xtra parking perfect for boat/RV, cath. ceilings, gorgeous master w/his/her closets, adjoining soaking tub & shower. Built-in cabinetry in office. Pergo Floors.

	Dim	Lev	Features
Entry	11 X 5	1	Laminate Floor, Closet
Living/Great	19 X 18	1	Wall-to-Wall Carpet
Dining	12 X 11	1	Wall-to-Wall Carpet, Built-ins
Kitchen	12 X 11	1	Laminate Floor, Gourmet, Wood Cabinets, Counter Bar, Walkout, Window Treatment
BreakfstRm	11 X 7	1	
MasterBd	16 X 13	1	Wall-to-Wall Carpet
BedRm2	11 X 11	1	
BedRm3	12 X 10	1	
Bath #1	Full	1	Shower, Tub, Double Vanity, Window Treat
Bath #2	Full	1	

Applia Oven/Range, Dishwasher, Refrigerator, Microwave
Inside Multi Panel Doors, Cathedral Ceiling
Miscel Cable TV, Ceiling Fan, Recess Lights, Smoke Alarm, Garage Door Opener, Home Warranty
Outside Patio, Wood Fence, Privacy Fence
Land Desc Less than .5 Acre

This listing is Active - Report Prepared by



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 Milford, OH 45150
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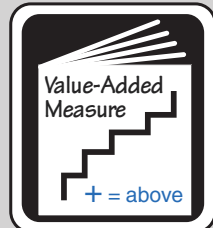
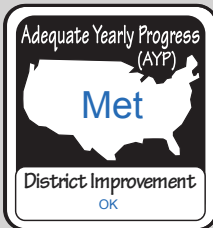
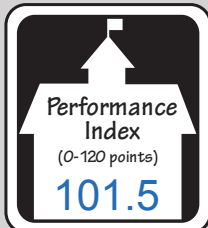


Milford Exempted Village School District

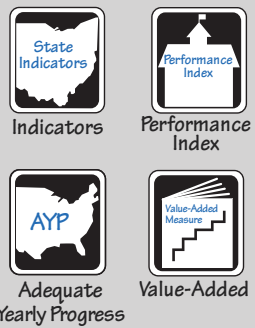
777 Garfield Ave, Milford, OH 45150-1607 - Clermont County

2008-2009 School Year Report Card

Current Superintendent: Robert B. Farrell (513) 831-1314



The District Report Card for the 2008-2009 school year shows the progress districts have made based on four measures of performance.



The combination of the four measures is the basis for assigning state designations to districts, buildings and community schools.

- The six designations are
- Excellent with Distinction
 - Excellent
 - Effective
 - Continuous Improvement
 - Academic Watch
 - Academic Emergency



To meet a test indicator for grades 3-8 and 10, at least 75% of students tested must score proficient or higher on that test. Other indicator requirements are: 11th grade Ohio Graduation Tests, 85%; Attendance Rate, 93%; Graduation Rate, 90%.

State Indicators	Percentage of Students at and above the Proficient Level		
	Your District 2008-2009	Similar Districts* 2008-2009	State 2008-2009
3rd Grade Achievement	<i>The state requirement is 75 percent</i>		
1. Reading	87.2 % ✓	89.2 %	77.4 %
2. Mathematics	90.8 % ✓	91.2 %	81.3 %
4th Grade Achievement	<i>The state requirement is 75 percent</i>		
3. Reading	93.7 % ✓	92.7 %	82 %
4. Mathematics	92.5 % ✓	91.5 %	78.4 %
5. Writing	95.3 % ✓	93.6 %	84.4 %
5th Grade Achievement	<i>The state requirement is 75 percent</i>		
6. Reading	86.1 % ✓	85.5 %	72 %
7. Mathematics	77.4 % ✓	79.0 %	62.3 %
8. Science	89.7 % ✓	86.3 %	70.6 %
9. Social Studies	80.9 % ✓	78.8 %	61.6 %
6th Grade Achievement	<i>The state requirement is 75 percent</i>		
10. Reading	86.7 % ✓	91.6 %	81.3 %
11. Mathematics	88.2 % ✓	89.5 %	75.2 %
7th Grade Achievement	<i>The state requirement is 75 percent</i>		
12. Reading	85.8 % ✓	89.1 %	76.6 %
13. Mathematics	88.2 % ✓	87.6 %	74.3 %
14. Writing	89.0 % ✓	92.0 %	80.5 %
8th Grade Achievement	<i>The state requirement is 75 percent</i>		
15. Reading	77.4 % ✓	85.0 %	72.4 %
16. Mathematics	83.3 % ✓	86.8 %	70.6 %
17. Science	71.5 %	81.1 %	62.8 %
18. Social Studies	59.4 %	69.3 %	51.1 %
Ohio Graduation Tests (10th Grade)	<i>The state requirement is 75 percent</i>		
19. Reading	90.2 % ✓	93.3 %	84.5 %
20. Mathematics	87.4 % ✓	92.1 %	81.4 %
21. Writing	93.0 % ✓	96.3 %	89.7 %
22. Science	89.8 % ✓	90.4 %	76 %
23. Social Studies	91.6 % ✓	93.1 %	81.6 %
Ohio Graduation Tests (11th Grade)**	<i>The state requirement is 85 percent</i>		
24. Reading	98.0 % ✓	97.8 %	92.8 %
25. Mathematics	95.0 % ✓	96.3 %	88.4 %
26. Writing	98.0 % ✓	97.9 %	93.2 %
27. Science	95.0 % ✓	94.6 %	84.2 %
28. Social Studies	96.6 % ✓	96.2 %	88.6 %
Attendance Rate	<i>The state requirement is 93 percent</i>		
29. All Grades	95.1 % ✓	95.6 %	94.3 %
2007-08 Graduation Rate	<i>The state requirement is 90 percent</i>		
30. District	93.6 % ✓	96.4 %	84.6 %

Any result at or above the state standard is indicated by a ✓.
 -- = Not Calculated/Not Displayed when there are fewer than 10 in the group.
 *Similar Districts are based on comparing demographic, socioeconomic and geographic factors. **Cumulative results for students who took the tests as 10th or 11th graders.

On the Web: reportcard.ohio.gov



11/6/08

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.
TO BE COMPLETED BY OWNER (Please Print)

Property Address:
5452 Christy Lane, Milford, OH 45150

Owners Name(s):
Eric L. Dearing, Sherry Dearing

Date: June 11, 2010

Owner [X] is [] is not occupying the property. If owner is occupying the property, since what date: 12/21/2004

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):

- [X] Public Water Service [] Holding Tank [] Unknown
[X] Private Water Service [] Cistern [] Other
[] Private Well [] Spring
[] Shared Well [] Pond

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 [Signature] Date 6/13/2010

Purchaser's Initials Date

Property Address 5452 Christy Lane, Milford, OH 45150

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer | <input type="checkbox"/> Septic Tank |
| <input type="checkbox"/> Leach Field | <input type="checkbox"/> Aeration Tank | <input type="checkbox"/> Filtration Bed |
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Other _____ | |

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/backup; 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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating	<input 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 checked="" 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 ERD Date 6/13/2010

Purchaser's Initials _____ Date _____

Property Address 5452 Christy Lane, Milford, OH 45150

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

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

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 a 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: _____

Owner's Initials ASD Date 6/13/2010

Purchaser's Initials _____ Date _____

Property Address 5452 Christy Lane, Milford, OH 45150

L) **BOUNDARY LINES/ENCROACHMENTS/SHARE 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: [Signature] DATE: 6-13-10

OWNER: [Signature] DATE: 6-13-10

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: _____