

**TEXT "21124"  
to 79564**



- 3 Spacious Bedrooms, 2 1/2 Bathrooms
- Fresh Paint Throughout
- Gleaming Hardwood Floors throughout 1st and 2nd Levels
- Living Room Features Full Brick Fireplace w/Bay Window and Hardwood Floors
- All Appliances Stay!
- Finished Lower Level w/Walkout to Patio
- Recently updated HVAC, New Garage Door with Opener
- 1 Year Home Owner's Warranty
- Pre-Inspected (Whole House and Termite)
- Call 1-888-766-0647 Ext.# 7669 24/7 to hear a recorded message about this wonderful home.

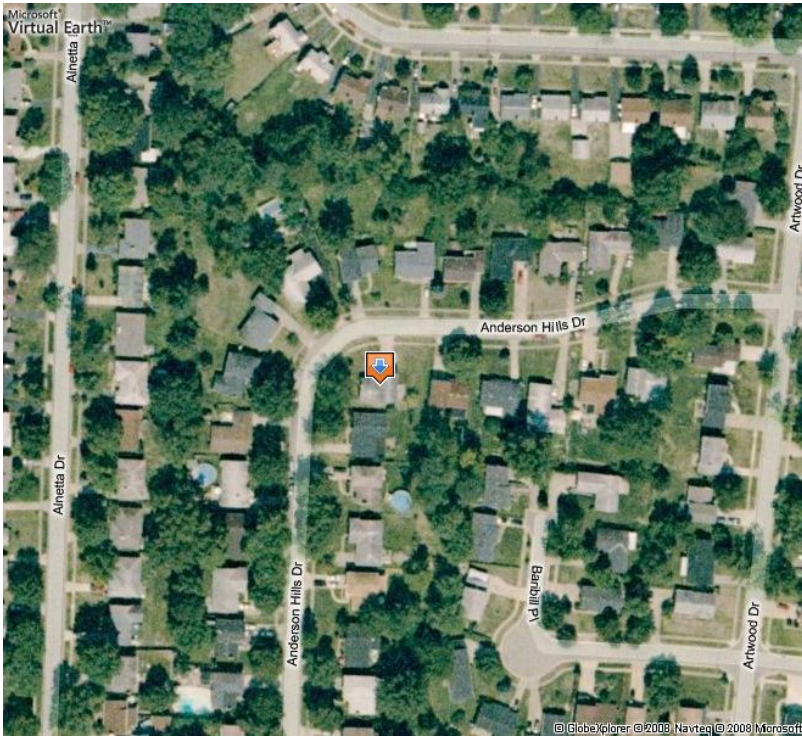


**Jason Bowman**  
CRS® ABR® ePRO®  
Re/Max Elite  
726 Mohawk Trail  
Milford, OH 45150

Cell: (513) 766-0647  
Fax: (513) 766-0627  
jason@jjbowman.com  
www.jjbowman.com



# Plat & Aerial Photograph



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



## Home Warranty

**Thank you for your Web Order.**

**Order Number: 10248089401**



**First American  
Home Buyers Protection  
Corporation**

**Yes, the property to be covered is a Buyers/Sellers Basic property under 5,000 square feet with all systems. First American will only cover items listed in its contract that are in good safe working order at the start of coverage.**

### **Property Address**

Seller's Name: Benjamin and Theresa Marsh  
Address: 994 Anderson Hills Dr  
City: CINCINNATI  
State: Ohio  
Zip Code: 45230

### **General Information**

Source: Seller Agent  
Property Type: Single Family  
Number of Units: 1  
Size Range: Less than 5000 sq ft

### **Real Estate Information**

Real Estate Agent: JASON BOWMAN  
Representing: Seller  
Company Name: RE-MAX ELITE  
Company Address: 726 Mohawk Trl # A, Milford, OH 45150  
Phone: 513-248-3660  
e-mail: jason@jjbowman.com  
Other Agent:  
Company Name(2):  
Company Phone(2):  
e-mail(2):

### **Closing Information**

Closing Company:  
Closing Officer Name:  
Closing Phone:  
File Number:  
Fax Phone#:  
EST. Close:  
Buyer's Name:

### **Pricing and Coverage Needed**

Buyers/Sellers Basic:	\$375.00	(Buyer)
Sellers Basic:	\$0.00	(Seller)

Sellers Basic from 12/1/2008 to 5/30/2009

**Total Cost: \$375.00**

Please make your premium check upon closing payable to:

**First American Home Buyers Protection  
Dept, LA Box 22748  
Pasadena, CA 91185-2748**

Please include the buyers name and the date of close on your premium check. The contract is valid only if the premium is received by us within 30 days of the close.

If you have any questions, please contact our Processing Department at (800) 444-9030. The Fax number is (800) 772-1151.



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## Pre-Inspection

- This Home has been Pre-Inspected with a Whole House Inspection and a Termite Inspection. Please ask your agent for details and a copy of the reports.



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