

Ohio Association of REALTORS®  
**Residential Property Disclosure Exemption Form**



*To Be Completed By Owner*

Property Address:

1064 Bryce Ave Aurora Ohio

Owner's Name(s):

Estate of William G Schaefer

Ohio law requires owners of residential real estate (1-4 family) to complete and provide to the buyer a Residential Property Disclosure Form disclosing certain conditions and information concerning the property known by the owner. The Residential Property Disclosure Form requirement applies to most, but not all, transfers or sales of residential property.

Listed below are the most common transfers that are exempt from the Residential Property Disclosure Form requirement.

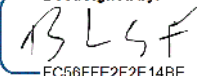
The owner states that the exemption marked below is a true and accurate statement regarding the proposed transfer:

- (1) A transfer pursuant to a court order, such as probate or bankruptcy court;
- (2) A transfer by a lender who has acquired the property by deed in lieu of foreclosure;
- (3) A transfer by an executor, a guardian, a conservator, or a trustee;
- (4) A transfer of new construction that has never been lived in;
- (5) A transfer to a buyer who has lived in the property for at least one year immediately prior to the sale;
- (6) A transfer from an owner who both has inherited the property and has not lived in the property within one year immediately prior to the sale;
- (7) A transfer where either the owner or buyer is a government entity.

*ALTHOUGH A TRANSACTION MAY BE EXEMPT FOR THE REASON STATED ABOVE, THE OWNER MAY STILL HAVE A LEGAL DUTY TO DISCLOSE ANY KNOWN LATENT DEFECTS OR MATERIAL FACTS TO THE BUYER.*

**OWNER'S CERTIFICATION**

By signing below, I state that the proposed transfer is exempt from the Residential Property Disclosure Form requirement. I further state that no real estate licensee has advised me regarding the completion of this form. I understand that an attorney should be consulted with any questions regarding the Residential Property Disclosure Form requirement to disclose defects or other material facts.

DocuSigned by:  Date: 5/5/2020  
Owner: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

**BUYER'S ACKNOWLEDGEMENT**

Potential buyers are encouraged to carefully inspect the property and to have the property professionally inspected. Buyer acknowledges that the buyer has read and received a copy of this form.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

This is not a state mandated form. This form has been developed by the Ohio Association of REALTORS® for use by REALTORS® assisting owners in the sale of residential property. The exemptions noted above are not a complete list of the transfers exempt from the Residential Property Disclosure Form requirement. All exempted transfers are listed in ORC § 5302.30(B)(2). The Ohio Association of REALTORS® is not responsible for the use or misuse of this form.

Property Address: 1064 Bryce ave, Aurora, OH 44202



### DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

**LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**SELLER'S DISCLOSURE** (Seller(s) initials are required.)

BSF

1. **Presence of lead-based paint and/or lead-based paint hazards (CHECK ONE BELOW)**

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

[Empty box for explanation]

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

BSF

2. **Records and reports available to the Seller (CHECK ONE BELOW)**

Seller has provided purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

[Empty box for list of documents]

Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.

**BUYER'S ACKNOWLEDGMENT** (Buyer(s) initials are required.)

[Empty box for Buyer(s) initials]

1. Buyer has received copies of all information listed above.

[Empty box for Buyer(s) initials]

2. Buyer has received the pamphlet "Protect Your Family From Lead in Your Home."

[Empty box for Buyer(s) initials]

3. Buyer has (CHECK ONE BELOW)

Received a ten (10) day opportunity (or mutually-agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**AGENT'S ACKNOWLEDGMENT** (Agent initials are required): CR Agent has informed the Seller of Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

**CERTIFICATION OF ACCURACY:** The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

DocuSigned by: BSF 5/5/2020  
FC56FFE2F2E14BE... DATE

SELLER DATE

Chris Roman dotloop verified 04/27/20 2:40 PM EDT 1UUS-PIOS-AGCV-JWE3  
LISTING AGENT DATE

BUYER DATE

BUYER DATE

SELLING AGENT DATE