BIDDERS INFORMATION PACKET

REAL ESTATE AUCTION

TUESDAY, NOVEMBER 10th | 12:30PM

97 W Oxford St, Alliance, OH 44601

PARCEL NUMBERS: 00104794

OPEN HOUSES:
10/29/26 - 4:30 - 5:30PM

COLDWELL BANKER | SCHMIDT REALTY

LISTING AGENT: TODD D. BOSLEY, AUCTIONEER/REALTOR

PHONE CALL / TEXT: 330-323-9775

EMAIL: TODD.BOSLEY@CBSCHMIDTOHIO.COM

COLDWELL BANKER SCHMIDT REALTY

REAL ESTATE AUCTION RULES - RESERVE AUCTION

Date of Auction: 11/10/2026 Time of Auction: 12:30PM PPN 00104794

Property Address: 97 W Oxford St, Alliance, OH 44601

1. The Property is being sold in its present condition with no warranties, whatsoever, except title, which is to be clear and marketable. It is being sold "as-is where-is – in its present condition". **All inspections of property shall have been done prior to bidding.** Each bidder is relying on his/her own inspection of the real estate for its physical conditions, character, suitability for purchaser's intended use, or for any other purpose and is not relying upon any representation of Coldwell Banker Schmidt Realty or its employees, agents, representatives, or staff.

2. This is a **Reserve Auction**, which means that the seller reserves the right to establish a stated minimum bid (reserve price), the right to reject or accept any or all bids under the minimum bid, or the right to withdraw the real estate at any time prior to completion of the auction by the auctioneer. Once the highest bid is received today, it will be presented to the seller and they may: 1) if the bid is at or above the reserve price the seller will accept the bid – the property is sold, 2) if the bid is below the reserve price the seller may reject the bid and the property does not sell, or 3) if the bid is below the reserve price, the seller may make a counter offer and negotiations begin.

3. Successful bidders must sign a purchase agreement, auction addendum, and agency disclosures copies of which are included in the bidder's packet immediately at the end of the auction. The final contract sales price will consist of the final bid price plus a 10% Buyer's Premium payable by buyer. The successful bidder must provide a non-refundable deposit of 10% of the final bid price via personal check, money order, certified bank, cashiers check, or electronic deposit immediately at the end of the auction. The remaining balance to be paid within 45 days from the sale date.

4. This sale is **not subject to any contingencies**, including but not limited financing, inspections, or appraisals. Buyer acknowledges that he/she had the opportunity to inspect the Property before the auction and waives the right to any further inspections. If buyer fails to perform for any reason, the non-refundable deposit of 10% will be forfeited as liquidated damages. Buyer understands the purchase is not contingent on an appraisal, so in the event buyer's financing appraisal price is inadequate, buyer will pay the difference at closing.

5. Successful bidder may pay cash at closing or may utilize **conventional** financing only; however the sale is not contingent on the buyer obtaining financing, or the appraisal of the property.

6. All potential buyers who become bidders at this auction have received copies of these rules, had them orally presented to them on auction day, and by placing their bids agree to be bound by these rules – these rules serve as an addendum to the purchase agreement.

7. Unless otherwise agreed to in writing, Coldwell Banker Schmidt Realty represents the seller only, and not the buyer.

8. Any unsold chattel shall remain with the property and shall become the property of the buyer; the seller shall bear no responsibility for its removal.

9. Closing and associated title work shall be completed by Chicago/ACT Title at located at 3560 West Market Street #105, Fairlawn, Ohio 44333 (330.253.6121). Should Chicago/ACT Title not be used, all parties shall mutually agree upon an alternative title company to complete the closing and associated title work.

10. Please be advised that Coldwell Banker Schmidt Realty records all auction proceedings to ensure the protection of all parties involved.

11. Buyer shall be responsible for conducting their own due diligence regarding the property, including but not limited to well and septic systems, buildability, zoning, utilities, and any other matters deemed important by the Buyer.

12. Successful bidder will pay $50 review fee for well and septic waiver and agree to sign the waiver.

Bidder Name	Bidder #	Bidder Name	Bidder #
Bidder Signature	Date	Bidder Signature	Date

97 W Oxford Street, Alliance, Ohio 44601

Buyer Full

MLS#: **5254266** Prop Type: **Residential**
Status: **Active** Sub Type: **Single Family Residence** List Price: **$1(Auc)**
Recent: 10/20/2026 : New Listing DOM/CDOM: **1/1**

List Dt Rec: **10/20/2026**
Unit:
County: **Stark**

Parcel ID: TX **00104794**
Twp: **Alliance**
Subdiv: **Alliance**
School Dist: **Alliance CSD - 7601**
Bedrooms: **2**
Total Baths: **1 (1/0)**
Yr Built: **1921/RealReports**
Liv Area: **1364/NA/1364**
Acres: **0.08**
Photo Opt Out: **No**

List Date: **10/19/2026**
Contg Dt:
Pend Dt:
Off Mkt Dt:
Close Dt:

Stories:
Tot Stories:
Levels: **One and One Half**
$/SqFt: **$0.00**
Map:

Directions: **Trun Right onto W Oxford St from N Union Ave.**

Legal/Taxes

Taxes: **$934** Tax Year: **2025** Assessment: **No** Homestead: **No**
Legal: **6972 WH**

Rooms/SqFt Information

Beds: **2**	Main	Upper	Lower
Beds Main:	2		
Full Baths:	1	0	0
Half Baths:	0	0	0
Laundry:	0	0	1

Rooms: # FP: **0**

SqFt Approximate FINISHED/Source:
Above Gr: **1,364/Realist**
Below Gr: **-**
TOTAL: **1,364**

Lot Information
Lot Sz Src: **Realist**

Features

Architect Style: **Bungalow**
Prop Condtn: **Actual YBT**
Basement: **Yes, Full**
Heating: **Forced Air, Gas**
Fireplace: **No**
Parking: **1.0/Driveway, Garage**
Construction: **Aluminum Siding**
Roof: **Asphalt/Fiberglass**
Water: **Public**
Fence:
Pool: **No**

Year Built: **1921/RealReports**
Cooling: **Central Air**
Garage: **Yes/1.0**
Carport: **No**
Sewer: **Public**
Waterfront: **No**

Remarks: **AUCTION DATE: TUESDAY, November 10, 2026 AT 12:30PM. You can preview this property at this OPEN HOUSE DATE: 10/29/26 - 4:30-5:30pm & Auction Day 11/10/26 at 11:30Am. Full of character and potential, this 1921 bungalow in Alliance offers 1,364 square feet of living space with 2 bedrooms and 1 full bathroom. The home features a welcoming exterior, a full basement, and a detached garage. Situated on a 0.08-acre lot this property is ready for its next chapter. Bring your ideas and explore the possibilities this home has to offer! Seller reserves the right to accept a pre-auction offer prior to auction day. Buyer inspections must be completed prior to auction at buyer's expense. Proof of funds required. Information is believed accurate but not guaranteed. Buyer to perform all due diligence. Property sells As Is, Where Is.**

Listing/Contract Info

Possession: **Time of Transfer**
List Terms: **Cash, Conventional**
Concessions:
Special Listing Conditions: **Auction**
Close Date:
Closed By:
Close Price:
Seller Pd Closing Costs:

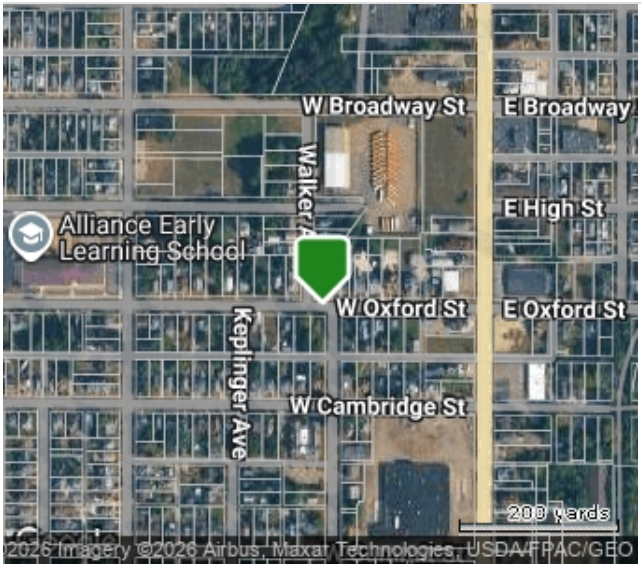
Presented By: Todd Bosley
Primary: 330-323-9775
Fax:
E-Mail: Todd.Bosley@CBSchmidtOhio.com
Web:

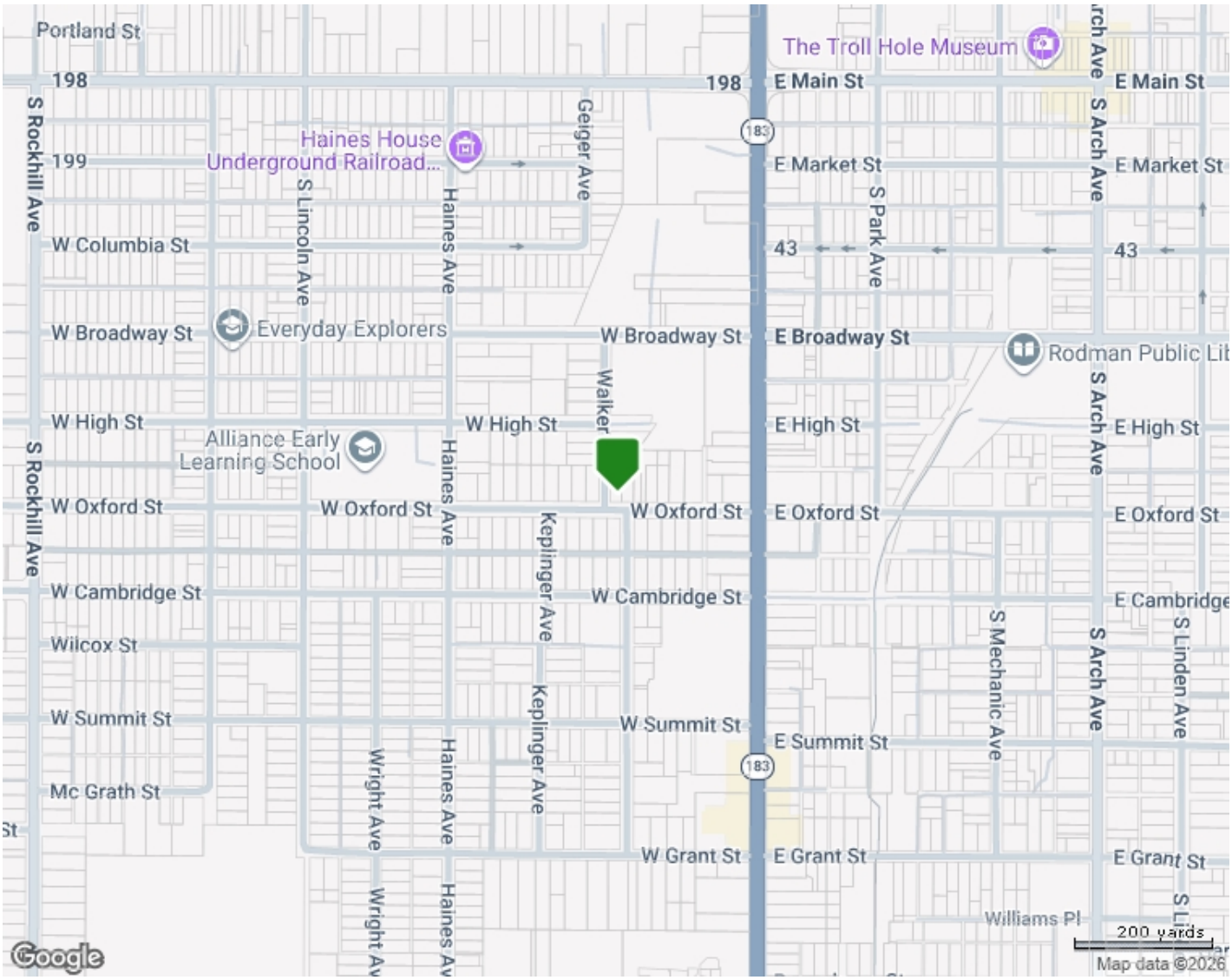
Coldwell Banker Schmidt Realty
4200 Munson Street NW
Canton, Ohio 44718
330-497-3115
Fax: **330-497-0885**
See our listings online:
www.cbschmidtohio.com

10/20/2026

Information is Believed To Be Accurate But Not Guaranteed Date Printed: 10/20/2026 12:53 PM
Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

97 W Oxford St, Alliance, OH 44601





dotloop signature verification: dtlp.us/DgUy-IRmz-OPxa

Department of Commerce
Division of Real Estate & Professional Licensing

EQUAL HOUSING OPPORTUNITY

AGENCY DISCLOSURE STATEMENT

The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 97 West Oxford Street, Alliance, OH 44601

Buyer(s): _____

Seller(s): Property Alliance Group, LLC | *Agent is a member of PAG

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____ (AGENT(S)), and _____ (BROKERAGE).

The seller will be represented by _____ (AGENT(S)), and _____ (BROKERAGE).

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

☐ Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the principal broker and managers will be "dual agents," which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.

☐ Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents." Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____.

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) Todd Bosley, Justin Deck, Morgan Bosley, Justine McNeal and real estate brokerage Coldwell Banker Schmidt Realty will

☐ be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain*: _____

☑ represent only the (*check one*) ☑ **seller** or ☐ **buyer** in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT	DATE	SELLER/LANDLORD	DATE
		Marybeth Rose (dotloop verified 10/14/26 8:03 PM EDT Z5HH-C8RW-91R7-MGFL)	
		Todd D. Bosley (dotloop verified 10/19/26 11:01 AM EDT RXWS-ADEX-DZOM-TOY1)	

Effective 02/10/19
Revised 8/29/2024

dotloop signature verification: dtlp.us/DgUy-IRmz-OPxa

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to: attorney or to:

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
6606 Tussing Rd
PO Box 4008
Reynoldsburg, OH 43068
(614) 466-4100

Ohio Department of Commerce
Division of Real Estate & Professional Licensing

EQUAL HOUSING OPPORTUNITY

Effective 02/10/19
Revised 8/29/2024

dotloop signature verification: dtlp.us/BDze-9yTr-3MBa

Eff. 6/2022

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for 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.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (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.

Owner's Initials PJB 10/19/26 Date _____
Owner's Initials MR 10/14/26 8:03 PM EDT dotloop verified Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

dotloop signature verification: dtlp.us/BDze-9yTr-3MBa

Eff. 06/2022

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:
97 West Oxford Street, Alliance, OH 44601

Owners Name(s):
Property Alliance Group, LLC | *Agent is a member of PAG

Date: 10-14-26, 20____

Owner ☐ is ☑ is not occupying the property. If owner is occupying the property, since what date: _____

If owner is not occupying the property, since what date: 1-13-2012

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

☑ Public Water Service ☐ Holding Tank ☐ Unknown
☐ 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 ☑ No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

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

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

☑ Public Sewer ☐ Private Sewer ☐ Septic Tank
☐ Leach Field ☐ Aeration Tank ☐ Filtration Bed
☐ Unknown ☐ Other _____

If not a public or private sewer, date of last inspection: _____ Inspected By: _____

Do you know of **any previous or current** leaks, backups or other material problems with the sewer system servicing the property?
☐ Yes ☑ No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

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 previous or current** leaks or other material problems with the roof or rain gutters? ☐ Yes ☑ No
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

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: _____

Owner's Initials MR 10/14/26 Date _____ Purchaser's Initials _____ Date _____
Owner's Initials TJB 10/19/26 11:01 AM EDT dotloop verified Date _____ Purchaser's Initials _____ Date _____

dotloop signature verification: dtlp.us/BDze-9yTr-3MBa

Property Address 97 West Oxford Street, Alliance, OH 44601

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:

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:

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.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of **any previous or current** 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 and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years):

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) WOOD DESTROYING INSECTS/TERMITES: Do you know of **any previous/current** presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites?
☐ Yes ☑ No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years):

G) MECHANICAL SYSTEMS: Do you know of **any previous or current** problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

1)Electrical	☐ YES	☑ NO	☐ N/A	8)Water softener	☐ YES	☐ NO	☑ N/A
2)Plumbing (pipes)	☐ YES	☑ NO	☐ N/A	a. Is water softener leased?	☐ Yes	☐ No	
3)Central heating	☐ YES	☑ NO	☐ N/A	9)Security System	☐ YES	☐ NO	☑ N/A
4)Central Air conditioning	☐ YES	☐ NO	☑ N/A	a. Is security system leased?	☐ Yes	☐ No	
5)Sump pump	☐ YES	☑ NO	☐ N/A	10)Central vacuum	☐ YES	☐ NO	☑ N/A
6)Fireplace/chimney	☐ YES	☑ NO	☐ N/A	11)Built in appliances	☐ YES	☐ NO	☑ N/A
7)Lawn sprinkler	☐ YES	☑ NO	☐ N/A	12)Other mechanical systems	☐ YES	☐ NO	☑ N/A

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

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?

1) Lead-Based Paint ☐ Yes ☐ No ☑ Unknown
2) Asbestos ☐ Yes ☐ No ☑ Unknown
3) Urea-Formaldehyde Foam Insulation ☐ Yes ☐ No ☑ Unknown
4) Radon Gas ☐ Yes ☐ No ☑ Unknown
   a. If "Yes", indicate level of gas if known _____
5) Other toxic or hazardous substances ☐ Yes ☐ No ☑ Unknown

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

dotloop signature verification: dtlp.us/BDze-9yTr-3MBa

Property Address 97 West Oxford Street, Alliance, OH 44601

I) 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:

Do you know of any oil, gas, or other mineral right leases on the property? ☐ Yes ☑ No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) 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

K) DRAINAGE/EROSION: Do you know of **any previous or current** flooding, drainage, settling or grading or erosion problems affecting the property? ☐ Yes ☑ No
If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years):

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? ☐ Yes ☑ No
If "Yes", please describe:

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). ☐ Yes ☑ No
If "Yes", please describe:

Do you know of **any recent or proposed** assessments, fees or abatements, which could affect the property? ☐ Yes ☑ No
If "Yes", please describe:

List any assessments paid in full (date/amount) _____ _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. ☐ Yes ☑ No
If "Yes", please describe (amount)

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

1) Boundary Agreement	☐ Yes ☑ No	4) Shared Driveway	☐ Yes ☑ No
2) Boundary Dispute	☐ Yes ☑ No	5) Party Walls	☐ Yes ☑ No
3) Recent Boundary Change	☐ Yes ☑ No	6) Encroachments From or on Adjacent Property	☐ Yes ☑ No

If the answer to any of the above questions is "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's Initials MR 10/14/26 Date _____
Owner's Initials TJB 10/19/26 11:01 AM EDT dotloop verified Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

dotloop signature verification: dtlp.us/BDze-9yTr-3MBa

Property Address 97 West Oxford Street, Alliance, OH 44601

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and 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: Marybeth Rose dotloop verified 10/14/26 8:03 PM EDT R5DO-9ZVQ-K3XW-0K3W **DATE:** _____

OWNER: Todd D. Bosley dotloop verified 10/19/26 11:01 AM EDT 9Q0S-GEH6-W6PC-IPTH **DATE:** _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered ***prior*** to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

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.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to the potential presence of hazardous materials (Radon Gas, lead pipes, toxic mold, etc.) that may affect the purchaser's decision to purchase the property. See Appendix A for a list of resources.

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.

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

PURCHASER: _____ **DATE:** _____

PURCHASER: _____ **DATE:** _____

dotloop signature verification: dtlp.us/BDze-9yTr-3MBa

Ohio | Department of Commerce

Division of Real Estate
& Professional Licensing

STATE OF OHIO
RESIDENTIAL PROPERTY DISCLOSURE FORM

Appendix A – Links to Additional Information & Resources

This list is not exhaustive. If the purchaser is concerned about the presence of any potential hazardous material in this property, purchaser assumes responsibility to obtain information from the listed resources and/or in consultation with a person licensed/certified in the area of concern.

RADON GAS

- https://www.epa.gov/radon
- https://www.epa.gov/sites/production/files/2015-05/documents/hmbuygud.pdf
- https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/radon-education-and-licensing-program/welcome/

LEAD

- https://www.cdc.gov/nceh/lead/prevention/sources.htm
- https://www.epa.gov/lead/learn-about-lead
- https://www.epa.gov/ground-water-and-drinking-water/lead-service-line-replacement
- https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/healthy-homes/welcome

If you are on a municipal water service, check with that provider, they may have a lead pipe mapping program that you can access.

TOXIC MOLD

- https://www.epa.gov/mold/mold-and-your-home
- https://www.cdc.gov/mold/default.htm

ASBESTOS

- https://www.cpsc.gov/safety-education/safety-guides/home/asbestos-home/
- https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos#whattodo

UREA FORMALDEHYDE

- https://www.cpsc.gov/s3fs-public/An-Update-On-Formaldehyde-725_1.pdf?O3CFjmPrIFt_ogVb7OhX4ZDPu7fYky8Q

dotloop signature verification: dtlp.us/qon0-3AMg-dlft

Form No. 9600-040

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

Lead Warning Statement

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

Property Address 97 West Oxford Street
Alliance, OH 44601

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) ____ ____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

(ii) MR 10/14/26 8:03 PM EDT dotloop verified TDB 10/19/26 11:01 AM EDT dotloop verified Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

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

(ii) MR 10/14/26 8:03 PM EDT dotloop verified TDB 10/19/26 11:01 AM EDT dotloop verified Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) ____ ____ received copies of all records and reports pertaining to lead-based paint and/ or lead-based paint hazards in the housing listed above.

(ii) ____ ____ not received any records and reports regarding lead-based paint and/ or lead-based paint hazards in the housing.

(d) ____ ____ Purchaser has received the pamphlet Protect Your Family from Lead in Your Home (initial).

(e) Purchaser has (initial (i) or (ii) below):

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

dotloop signature verification: dtlp.us/qon0-3AMg-dlft

(ii) ____ ____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial or enter N/A if not applicable)

(f) TDB 10/19/26 11:01 AM EDT dotloop verified Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(g) ____ ____ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance. [1]

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Marybeth Rose — dotloop verified 10/14/26 8:03 PM EDT X27G-WGK6-NSN5-MD8N			
Seller Signature	Date	Purchaser Signature	Date
Todd D. Bosley — dotloop verified 10/19/26 11:01 AM EDT PJG7-EHCI-JQZP-EKMM			
Seller Signature	Date	Purchaser Signature	Date
Todd D. Bosley — dotloop verified 10/19/26 11:01 AM EDT MK4D-94Q4-GZIA-HXLM			
Seller's Agent Signature	Date	Purchaser's Agent Signature [1]	Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

[1] Only required if the purchaser's agent receives compensation from the seller.

COLDWELL BANKER
SCHMIDT REALTY

Unrepresented Buyer Acknowledgement

Customer: A party to a real estate transaction who may receive information from a real estate agent but is **NOT** represented by that agent.

This Unrepresented Buyer Acknowledgement (the "Acknowledgement") is made by _____ ("Buyer") regarding the property located at 97 West Oxford Street Alliance, OH 44601 (the "Property").
Coldwell Banker Schmidt Realty represents the seller of the Property.

1. **BUYER IS UNREPRESENTED.** Buyer is not currently represented by, or otherwise working with, a real estate agent.

2. **COLDWELL BANKER SCHMIDT REALTY REPRESENTS SELLER ONLY, NOT BUYER.** Coldwell Banker Schmidt Realty does not represent Buyer or Buyer's interests. Coldwell Banker Schmidt Realty solely represents the interests of the seller of the Property.

3. **NO AGENCY RELATIONSHIP WITH COLDWELL BANKER SCHMIDT REALTY.** There is no agency relationship between Buyer and Coldwell Banker Schmidt Realty. In the course of representing the seller of the Property, Coldwell Banker Schmidt Realty may perform several real estate activities including, without limitation, the following:

   - Answer questions about the Property;
   - Hold open houses of the Property;
   - Conduct tours of the Property;
   - Transcribe a prospective buyer's offer terms into contract form (although Buyer agrees it remains Buyer's sole responsibility to review, complete, understand, and sign such contracts).

   Neither those activities nor this Acknowledgement create an agency relationship between Buyer and Coldwell Banker Schmidt Realty. If, at a later date, Buyer would like to be represented by a Coldwell Banker Schmidt Realty agent in Buyer's efforts to purchase this Property or a different property, then Buyer will enter an agency agreement with Coldwell Banker Schmidt Realty at that time. Unless and until Buyer enters an agency agreement with Coldwell Banker Schmidt Realty, Buyer understands and agrees that Coldwell Banker Schmidt Realty does not represent Buyer's interests in the purchase of this Property or any other property.

COLDWELL BANKER
SCHMIDT REALTY

4. **OPPORTUNITY TO CONSULT WITH AGENT.** Buyer understands that real estate transactions are complex and that real estate agents can provide valuable services in guiding their clients through the real estate transaction process. Buyer acknowledges that by deciding to remain unrepresented, Buyer (and Buyer's attorney, if applicable) will be solely responsible for reviewing and understanding all contracts and documents pertaining to the Property or any other transaction. Buyer understands that Buyer is free to work with a real estate agent of Buyer's choosing; however, Buyer has independently decided to remain unrepresented at this time. If Buyer later decides to engage a real estate agent in connection with the Property, Buyer will instruct their agent to immediately contact the Coldwell Banker Schmidt Realty agent listing the Property.

5. **NO WARRANTIES OR REPRESENTATIONS BY COLDWELL BANKER SCHMIDT REALTY.** Coldwell Banker Schmidt Realty makes no warranties or representations regarding the value of or the suitability of the Property for Buyer's purpose. Buyer acknowledges that Buyer is solely responsible for making all inspections and investigations necessary to satisfy Buyer as to the Property's suitability and value. Buyer acknowledges it is Buyer's responsibility to research and verify, to Buyer's satisfaction, the school district, zoning codes and designations, taxes associated with the Property, the existence of property permits, public records, information about proposed or planned construction or development, the existence of conservation restrictions or any other restrictions, etc. Buyer acknowledges that Buyer is responsible for obtaining Buyer's own real estate, legal, and tax advice regarding the Property and any related transaction, and Buyer is not relying on Coldwell Banker Schmidt Realty for such matters.

Buyer understands and agrees to the terms and conditions of this Acknowledgement.

Buyer Signature _____ Date _____

Print Name _____

Buyer Signature _____ Date _____

Print Name _____