

BIDDERS INFORMATION PACKET

REAL ESTATE AUCTION

TUESDAY, MAY 12th | 5:30PM



2883 Sharonwood Ave NW, Canton, OH 44708

PARCEL NUMBERS: 05210786

OPEN HOUSE DATES:

04/06/26 - 5:00-6:00PM

05/01/26 - 4:30-6:00PM



COLDWELL BANKER

**SCHMIDT
REALTY**

LISTING AGENT: TODD D. BOSLEY, AUCTIONEER/REALTOR

PHONE CALL / TEXT: [330-323-9775](tel:330-323-9775)

EMAIL: TODD.BOSLEY@CBSCHMIDTOHIO.COM



REAL ESTATE AUCTION RULES

Date of Auction: 05/12/2026 Time of Auction: 5:30PM PPN 05210786

Property Address: 2883 Sharonwood Avenue Northwest, Canton, OH 44708

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, or cashiers check immediately at the end of the auction. The remaining balance to 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).
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 Signature		Date

	#	
Bidder Name	Bidder #	
Bidder Signature		Date

2883 Sharonwood Avenue NW, Canton, Ohio 44708

Buyer Full

MLS#: **5195735**

Status: **Active**

Recent: **03/27/2026 : New Listing**

Next Open House: **Public: Mon Apr 6, 5:00PM-6:00PM**

Prop Type: **Residential**

Sub Type: **Single Family Residence**

List Price: **\$1(Auc)**

DOM/CDOM: **3/3**



List Dt Rec: **03/27/2026**

Unit:

County: **Stark**

Supplements (4)

Parcel ID: **TX 05210786**

Twp: **Plain Twp**

Subdiv: **West Avondale Allotment**

School Dist: **Plain LSD - 7615**

Bedrooms: **3**

Total Baths: **2 (1/1)**

Yr Built: **1952/Public Records**

Liv Area: **1766/NA/1766**

Acres: **0.24**

Photo Opt Out: **No**

List Date: **03/27/2026**

Contg Dt:

Pend Dt:

Off Mkt Dt:

Close Dt:

Stories:

Tot Stories:

Levels: **One and One Half**

\$/SqFt: **\$0.00**

Map:

Directions: **From Whipple Ave NW turn left onto Hills & Dales Rd NW. Right onto Sharonwood Ave NW.**

Legal/Taxes

Taxes: **\$2,292** Tax Year: **2024**

Legal: **34 WH WEST AVONDALE**

Assessment: **No**

Homestead: **No**

Rooms/SqFt Information

Beds: **3** **Main Upper Lower**

Beds Main: **0**

Full Baths: **1 0 0**

Half Baths: **0 1 0**

Laundry: **0 0 1**

Rooms: # FP: **1**

SqFt Approximate FINISHED/Source:

Above Gr: **1,766/Realist**

Below Gr: **-**

TOTAL: **1,766**

Lot Information

Lot Sz Src: **Realist**

Features

Architect Style: **Bungalow**

Prop Condn: **Actual YBT**

Basement: **Yes, Full**

Heating: **Gas**

Fireplace: **Yes/#FP:1**

Parking: **2.0/Driveway, Garage**

Construction: **Wood**

Roof: **Asphalt/Fiberglass**

Water: **Public**

Fence:

Pool: **No**

Year Built: **1952/Public Records**

Cooling: **Central Air**

Garage: **Yes/2.0**

Carport: **No**

Sewer: **Public**

Waterfront: **No**

Remarks: **AUCTION DATE: TUESDAY, MAY 12th, 2026 AT 5:30PM. You can preview this property at these OPEN HOUSE DATES: 04/06/26 - 5:00-6:00pm, 05/01/26 - 4:30-6:00pm, and Auction Day 5/12/26 at 4:30pm. Charming bungalow in Plain Township with great potential. This 3-bedroom home offers 1 full and 1 half bath. The layout includes a spacious living area and a dedicated dining space. The kitchen provides ample cabinet and workspace. A sunroom adds extra living space and natural light. The home also features a fireplace for added character. Full basement offers additional storage and flexible use space. Central air and gas heat are in place. Situated on a 0.24-acre lot with a yard for outdoor enjoyment. Detached 1-car garage and driveway parking available. Convenient location near shopping, dining, and everyday amenities. Easy access to main roads for commuting. Great opportunity to make this home your own. Seller reserves the right to accept a pre-auction offer prior to auction day. Any inspections desired by a buyer are to be completed prior to auction day at buyer's expense. Contact Todd D. Bosley with any questions. POF are required. All information contained herein was derived from sources believed to be accurate, but not guaranteed. Seller reserves the right to accept an offer prior to deadline time. Buyer to perform their own due diligence regarding the property on matters deemed important by Buyer. Property Sold Where Is-As Is.**

Listing/Contract Info

Possession: **Time of Transfer**

List Terms: **Cash, Conventional**

Concessions:

Special Listing Conditions: **Auction**

Close Date:

Close Price:

Closed By:

Seller Pd Closing Costs:

Presented By: Todd Bosley

Primary: **330-497-3115**

Fax: **330-497-0885**

E-Mail: todd.bosley@cbschmidttohio.com

03/30/2026

Web:

Coldwell Banker Schmidt Realty

4200 Munson Street NW

Canton, Ohio 44718

330-497-3115

Fax: **330-497-0885**

See our listings online:

www.cbschmidttohio.com

70.7 ft

150 ft

70.7 ft

5207696

2880

150 ft





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: 2883 Sharonwood Avenue Northwest, Canton, OH 44708

Buyer(s): _____

Seller(s): Eugene W Salvino, Executor

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

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

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

BUYER/TENANT DATE

Eugene W Salvino, Executor
SELLER/LANDLORD DATE

SELLER/LANDLORD DATE

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.

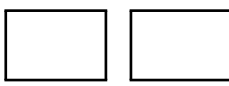
Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker 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:

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100



Ohio Association of REALTORS®
Residential Property Disclosure Exemption Form



To Be Completed By Owner

Property Address:

2883 Sharonwood Avenue Northwest, Canton, OH 44708

Owner's Name(s):

Eugene W Salvino, Executor

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 or my duty to disclose defects or other material facts.

Owner: Eugene W Salvino, Executor

dotloop verified
03/22/25 12:22 AM EDT
TZOW-XWHW-DKFP-WK2D

Date: _____

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.

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 2883 Sharonwood Avenue Northwest
Canton, OH 44708

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)  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)  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

(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
03/24/26
11:03 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.

<i>Eugene W. Salvino, Executor</i>	<small>dotloop verified 03/22/26 12:22 AM EDT XL1Y-5NVH-J157-PCBH</small>		
Seller Signature	Date	Purchaser Signature	Date
Seller Signature	Date	Purchaser Signature	Date
<i>Todd D. Bosley</i>	<small>dotloop verified 03/24/26 11:03 AM EDT PZIW-K3KH-EX7E-4NBI</small>		
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.

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 2883 Sharonwood Ave NW, Canton, OH 44708 _____ (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.

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 _____



RELEASE & HOLD HARMLESS AGREEMENT

Date: _____
Property Address: 2883 Sharonwood Ave NW, Canton, OH 44708
Listing Broker: Coldwell Banker Schmidt Realty

The undersigned acknowledges that; the seller has disclosed to the Undersigned that the condition of the property has a risk of personal injury or death; and the Undersigned desires and intends to enter the property for the purpose of viewing, inspecting, or making repairs to said property.

Therefore, having been advised of the possible health risks and having conducted independent inquiries with appropriate professions, if desired, the Undersigned elects to enter the subject property.

The Undersigned, having read this Release and Hold Harmless Agreement ("Agreement"), in consideration of being granted access to the Subject Property hereby agrees to release and hold harmless Seller, its agents, employees, contractors, and representatives from and against any claims, damages, losses, costs or expenses of any kind, financial or otherwise, sustained or arising from the Undersigned's entry onto and physical inspection of the Subject Property.

The undersigned seller acknowledges that the below licensed agent may or may not actually accompany the buyer inside the house.

THE UNDERSIGNED HAVE READ THE FOREGOING AGREEMENT AND FULLY UNDERSTAND IT:

BUYER SIGNATURE DATE

SELLER SIGNATURE DATE

BUYER SIGNATURE DATE

SELLER SIGNATURE DATE

SHOWING AGENT CERTIFICATION

I agree that I will not allow any other person to have access to the property unless they have signed and listed their names(s) on this form. I agree that I will accompany these persons while at the property and that I will not publish or disclose the lockbox code to anyone.

Showing Agent:

Printed Name: Todd D. Bosley

Company Name: Coldwell Banker Schmidt Realty

Phone Number: 330-323-9775 Email Address: Todd.Bosley@CBSchmidtOhio.Com