

# AUCTION PURCHASE AGREEMENT

PASKER AUCTIONS · RESIDENTIAL REAL ESTATE

The undersigned Purchaser hereby agrees to purchase, and the undersigned Seller hereby agrees to sell, the following property:  
**612 Underwood Avenue, Toledo, OH 43607** **Lucas**

|         |                          |                                               |
|---------|--------------------------|-----------------------------------------------|
| 2031194 | PROPERTY ADDRESS         | COUNTY, OHIO                                  |
|         | BRENTWOOD HEIGHTS LOT 66 |                                               |
|         | TAX PARCEL NO.           | LEGAL DESCRIPTION (or see attached Exhibit A) |

### PURCHASE PRICE

|    |                                   |
|----|-----------------------------------|
| \$ | Winning Bid (High Bid) Price      |
| \$ | Buyer's Premium (10% of High Bid) |
| \$ | TOTAL CONTRACT PURCHASE PRICE     |

### PAYMENT

\$ 1000 Earnest money paid to MIDLAND TITLE with this offer, held in Midland Title's trust account upon Seller's acceptance.

The balance of the Total Contract Purchase Price is due in cash at Closing.

The Purchaser acknowledges that this Auction Purchase Agreement is being executed as a result of Purchaser being the highest bidder at an auction conducted this date by Pasker Auctions ("Auctioneer"), and that the Total Contract Purchase Price set forth above is the High Bid plus a ten percent (10%) Buyer's Premium, as advertised and disclosed prior to the commencement of the auction. Purchaser acknowledges that payment of the Buyer's Premium does not constitute Auctioneer or Pasker Auctions as the agent of Purchaser.

The property includes the land and all appurtenant rights, privileges, and easements, all buildings and fixtures now on the property, including electrical, heating, cooling, plumbing and bathroom fixtures, awnings, screens, storm windows and doors, landscaping, disposals, TV antennas, built-in electronics wiring, smoke alarms, security systems, garage door openers and controls, attached carpeting, and any items checked below:

☒ ranges/ovens ☐ microwave ovens ☐ dishwashers ☐ gas grills ☒ refrigerators ☐ water softeners ☐ window A/C ☐ satellite TV systems  
 Fireplace: ☐ tools ☐ screens ☐ glass doors ☐ grates ☐ irons; and all window treatments EXCEPT:

Washer/Dryer Included

### ALSO INCLUDED / NOT INCLUDED

1. Deed & Title. Seller shall deliver an appropriate general warranty deed (or fiduciary deed if applicable) at Closing, and prior to Closing shall furnish, at Seller's cost, a guaranteed owner's certificate of title showing good and merchantable title of record free and clear of all material defects, except existing utility easements and restrictions of record, city ordinances and zoning regulations, taxes, delinquent assessments and mortgages or other liens to be liquidated at Closing. Additional title expenses required by Purchaser, including deed recording, shall be paid by Purchaser.

2. Taxes & Assessments Paid by Seller. Delinquent taxes and assessments, and any delinquent HOA/condominium fees, shall be paid by Seller at or before Closing. Seller shall pay conveyance fees and recording costs for the release of any lien, mortgage, or encumbrance. Current real estate taxes and assessments are prorated as provided in the Closing, Possession & Tax Proration section below.

3. Casualty Before Closing. If buildings or improvements are materially damaged or destroyed by fire or other casualty prior to delivery of the deed, Purchaser may (a) complete the purchase and receive the insurance proceeds, or (b) terminate this Agreement and recover all deposits. Notice of election must be given to Seller, Auctioneer, and Broker within ten (10) days after Purchaser receives written notice of such damage.

4. Not Contingent on Financing. This Agreement is NOT CONTINGENT upon Purchaser's ability to obtain financing. Purchaser assumes all financing risk. The purchase is not contingent upon loan approval, interest rates, appraisal, sale of another property, home inspection, insurance approval, or any other buyer contingency.

5. AS-IS / Inspection Waiver. PURCHASER ACKNOWLEDGES INSPECTION OF SAID PROPERTY AND IS PURCHASING IT "AS-IS," "WHERE-IS," WITH ALL FAULTS, EXCEPT FOR ANY DISCLOSURE REQUIRED BY SECTION 5302.30 OF THE OHIO REVISED CODE. NEITHER AUCTIONEER NOR BROKER NOR ANY AGENT HAS MADE ANY WARRANTY, EXPRESSED OR IMPLIED, AS TO THE PROPERTY. Purchaser had adequate opportunity to inspect before bidding and waives all inspection, appraisal, financing, and home-sale contingencies.

6. Closing, Possession & Tax Proration. Closing shall be held on or before the date entered below ("Closing"), unless extended by written mutual consent or as otherwise provided in this Agreement. Closing shall be deemed to have occurred when the Title Company disburses all of Seller's proceeds. Closing date on or before: \_\_\_\_\_.

Possession. Possession shall be granted: ☒ at Closing; ☐ \_\_\_\_\_ days after Closing at \_\_\_\_\_ ☐ A.M. ☐ P.M. (in accordance with the parties' Post-Closing Possession Addendum, if any), subject to the rights of tenants, if any, listed in the ADDITIONAL TERMS section or in a Leased

Property Addendum.

Tax Proration. Real estate taxes and assessments, both general and special, shall be prorated to the date of Closing in accordance with the ☒ due-and-payable method or ☐ lien method. If the Property is located in Lucas County, the due-and-payable method shall be used regardless of whether the lien method is checked above. If no method is specified and the Property is not in Lucas County, proration shall be by the lien method. All prorations under this section shall be final at Closing and not subject to re-proration. The parties expressly authorize any lender and/or closing agent to provide the parties' brokers, agents, and attorneys with the closing settlement statement for review in advance of Closing. Agricultural (CAUV) tax recoupment, if any, shall be assumed by Purchaser.

7. Maintenance Until Possession. Seller shall maintain the property and its improvements, lawn, plumbing, electrical, furnace, and mechanical equipment in present condition pending Closing and transfer of possession, normal wear excepted, and shall maintain fire and extended coverage insurance until Closing. Seller shall pay utilities to date of transfer of possession.

8. Buyer's Premium. Seller agrees to pay Pasker Auctions as stated in the Listing Agreement, paid upon Closing. The 10% Buyer's Premium is added to the High Bid to determine the Total Contract Purchase Price; transfer taxes, title calculations, and closing figures are based on the Total Contract Purchase Price.

9. Default. If Purchaser defaults in payment of any sums due or fails to close without default by Seller, Seller may pursue all legal or equitable remedies, including (a) retention of earnest money as liquidated damages to the extent provided herein, (b) resale of the property, and (c) recovery of damages where permitted by law. Time is of the essence.

10. Time & No Verbal Agreements. Time is of the essence. No verbal agreements or understandings are binding upon the parties; this Agreement may be modified only in writing signed by the parties.

11. Multiple Parties. "Seller" shall be read as "Sellers" and "Purchaser" as "Purchasers" if more than one person, in which case obligations are joint and several.

#### 12. Required Disclosures — Acknowledgment of Receipt.

**PURCHASER ACKNOWLEDGES RECEIVING, PRIOR TO EXECUTING THIS AGREEMENT: (A) "DISCLOSURE OF AGENCY RELATIONSHIP" AS REQUIRED BY THE STATE WHERE THE PROPERTY IS LOCATED; (B) A COPY OF THE "RESIDENTIAL PROPERTY DISCLOSURE FORM" AS REQUIRED BY THE STATE WHERE THE PROPERTY IS LOCATED; (C) IF A PRE-1978 RESIDENTIAL PROPERTY, THE DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS AS REQUIRED UNDER TITLE X; AND (D) A COPY OF THIS PURCHASE AGREEMENT.**

#### 13. Earnest Money Handling.

The deposit shall be held in a non-interest bearing trust account by Midland Title, and disbursed in accordance with Chapter 4735.24 of the Ohio Revised Code and the regulations thereunder, upon (a) mutual written direction of the parties, (b) final court order, or (c) as otherwise permitted by applicable Ohio law.

#### 14. PURCHASER (BIDDER) DISCLOSURE ACKNOWLEDGMENT.

By signing below, Purchaser acknowledges and agrees to each of the following:

- Receipt of Disclosures. Purchaser has received and reviewed the Agency Disclosure and Consumer Guide to Agency Relationships, the Residential Property Disclosure Form (or a written statement that the sale is exempt under Ohio law, e.g., a fiduciary/estate sale), and, for any residential property built before 1978, the Lead-Based Paint disclosure and pamphlet.
- Auction Terms & Conditions. Purchaser has read, understands, and agrees to the published Pasker Auctions Terms & Conditions, including the Buyer's Premium, earnest money, non-contingent financing, and AS-IS provisions, which are incorporated into this Agreement.
- Independent Due Diligence. Purchaser has had the opportunity to inspect the Property and to investigate its size, condition, boundaries, zoning, permitted use, utilities, flood status, and suitability for Purchaser's intended financing, and has relied solely on Purchaser's own investigation and not on any statement of Seller, Auctioneer, or Broker.
- Sex Offender Registry (Megan's Law). Purchaser understands that information regarding registered sex offenders is available through the local county sheriff and the Ohio Attorney General's office, and that neither Seller, Auctioneer, nor Broker has any duty to disclose such information. Purchaser is responsible for making any desired inquiry.
- Tax Proration. Purchaser understands how Ohio real estate taxes are prorated and that the proration method (due-and-payable in Lucas County; lien method in other Ohio counties) affects the amounts credited or charged at Closing, as set forth in Section 2, and that neither Seller, Auctioneer, nor Broker has made any representation regarding future tax amounts.

#### 15. ADDITIONAL TERMS.

Pasker Auctions is licensed by the Ohio Department of Agriculture and is bonded in favor of the State of Ohio. Any person aggrieved by an Auctioneer's action may initiate a claim against the Auction Recovery Fund created by Section 4707.25 of the Ohio Revised Code.

This Purchase Agreement is entered into this \_\_\_\_\_

**EXECUTION**

|  |  |
|--|--|
|  |  |
|--|--|

PURCHASER SIGNATURE / PRINTED NAME

PURCHASER ADDRESS

PURCHASER PHONE

PURCHASER ATTORNEY

Received Earnest Deposit of \$ \_\_\_\_\_ ☐ Cash ☐ Check ☐ Other \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_

This Offer to Purchase accepted this \_\_\_\_\_

|  |  |
|--|--|
|  |  |
|--|--|

SELLER SIGNATURE / PRINTED NAME

SELLER ADDRESS

SELLER PHONE

SELLER ATTORNEY

Co-Operating Selling Broker: \_\_\_\_\_ Co-Operating Listing Broker: Pasker Auctions / Pasker &amp; Associates, Ltd.

**WE RECOMMEND PURCHASER RETAIN A COMPETENT ATTORNEY TO EXAMINE THE EVIDENCE OF TITLE.**



# Consumer Guide To Agency Relationship

We are pleased you have selected PASKER REAL ESTATE to help you with your real estate needs. Whether you are selling, buying or leasing real estate, PASKER REAL ESTATE can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. This information is provided to explain the various services agents can offer and their options for working with you.

For more information on agency law in Ohio, contact the Ohio Division of Real Estate & Professional Licensing at (614) 466 4100, or online at [www.com.ohio.gov/real](http://www.com.ohio.gov/real).

## **Representing the Seller**

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "sub agency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

## **Representing the Buyer**

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and account for any money they handle in the transaction.

## **Contemporaneous Offer Disclosure Policy**

Ohio law permits real estate agents and brokers to represent more than one buyer at a time and to show those buyers the same properties. In some instances, more than one buyer represented by the same agent may want to make an offer to purchase the same property that will be considered by the seller at the same time. Under Ohio law, this is referred to as "contemporaneous offers".

If this occurs, Ohio law requires that you be notified in writing of this fact by your agent. This written notice can be communicated via email or text message. If written notification cannot be delivered to you in a timely manner, your agent can provide this notice to you verbally.





## Consumer Guide To Agency Relationship

If you are notified that a contemporaneous offer situation exists, you can request to be referred to another licensee.

Finally, your agent is not permitted to disclose the identity of the buyers or the terms of their offers to purchase. This information is considered confidential information under Ohio law and must be maintained by the agent/broker.

### Dual Agency

Occasionally the same agent and brokerage that represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become “dual agents”, they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

### Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent.

As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

### Working with PASKER REAL ESTATE

Pasker Real Estate does offer representation to both buyers and sellers. Therefore, the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but and its managers will act as a dual agent. This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. PASKER REAL ESTATE will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, that agent and





PASKER REAL ESTATE will act as a dual agent, but only if both parties agree. As a dual agent, they will

## **Consumer Guide To Agency Relationship**

treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party. If dual agency occurs, you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer you may also choose to represent yourself on properties PASKER REAL ESTATE has listed. In that instance PASKER REAL ESTATE will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

### **Working with Other Brokerages**

When PASKER REAL ESTATE lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. PASKER REAL ESTATE does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because PASKER REAL ESTATE shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead that company will be looking out for the buyer and PASKER REAL ESTATE will be representing your interests. When acting as a buyer's agent, PASKER REAL ESTATE also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller paid fee.

### **Fair Housing Statement**

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is





also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

## Consumer Guide To Agency Relationship

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio law requires that we ask you to sign below to acknowledge receipt of this pamphlet. Your signature below does not obligate you to work with PASKER REAL ESTATE.

\_\_\_\_\_  
Name (Please Print)

Signature

Date

\_\_\_\_\_  
Name (Please Print)

Signature

Date

Agent Signature

Date



**"21<sup>st</sup> Century Real Estate Services"**

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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  Date 03/12/2026  
Owner’s Initials  Date 03/13/2026

Purchaser’s Initials  Date \_\_\_\_\_  
Purchaser’s Initials  Date \_\_\_\_\_



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:

612 Underwood Avenue, Toledo, OH 43607

Owners Name(s):

Lawrence Galloway and Calantha Galloway

Date: 03/12/2026

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: \_\_\_\_\_

**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): Leaking from the roof. The leaking was eliminated after the roof was replaced in December 2025.

**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  Date 03/12/2026

Owner's Initials  Date 03/13/2026

Purchaser's Initials  Date \_\_\_\_\_

Purchaser's Initials  Date \_\_\_\_\_

Property Address612 Underwood Avenue, Toledo, OH 43607

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: Leaking from the roof showed on the ceiling in the primary bedroom. The leaking was eliminated after the roof was replaced in December 2025.

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               | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> N/A            | 8)Water softener              | <input type="checkbox"/> YES            | <input type="checkbox"/> NO            | <input checked="" type="checkbox"/> N/A |
| 2)Plumbing (pipes)         | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> N/A            | a. Is water softener leased?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |                                         |
| 3)Central heating          | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> N/A            | 9)Security System             | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> N/A            |
| 4)Central Air conditioning | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> N/A            | a. Is security system leased? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |                                         |
| 5)Sump pump                | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> N/A            | 10)Central vacuum             | <input type="checkbox"/> YES            | <input type="checkbox"/> NO            | <input checked="" type="checkbox"/> N/A |
| 6)Fireplace/chimney        | <input type="checkbox"/> YES | <input type="checkbox"/> NO            | <input checked="" type="checkbox"/> N/A | 11)Built in appliances        | <input type="checkbox"/> YES            | <input type="checkbox"/> NO            | <input checked="" type="checkbox"/> N/A |
| 7)Lawn sprinkler           | <input type="checkbox"/> YES | <input type="checkbox"/> NO            | <input checked="" type="checkbox"/> N/A | 12)Other mechanical systems   | <input type="checkbox"/> YES            | <input type="checkbox"/> NO            | <input checked="" type="checkbox"/> 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): The household security system is leased.

**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                         | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 2) Asbestos                                 | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 3) Urea-Formaldehyde Foam Insulation        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| 4) Radon Gas                                | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| a. If “Yes”, indicate level of gas if known | _____                        |                                        |                                  |
| 5) Other toxic or hazardous substances      | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |

If the answer to any of the above questions is “Yes”, please describe and indicate any repairs, remediation or mitigation to the property: \_\_\_\_\_

**Property Address** 612 Underwood Avenue, Toledo, OH 43607

**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

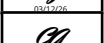
2) Boundary Dispute ☐ Yes ☒ No 5) Party Walls ☐ Yes ☒ No

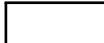
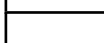
3) Recent Boundary Change ☐ Yes ☒ No 6) Encroachments From or on Adjacent Property ☐ Yes ☒ No

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  Date 03/12/2026  
Owner's Initials  Date 03/13/2026

Purchaser's Initials  Date \_\_\_\_\_  
Purchaser's Initials  Date \_\_\_\_\_

Property Address612 Underwood Avenue, Toledo, OH 43607

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: 

Lawrence Galloupy

dotloop verified  
03/12/26 1:26 PM EDT  
QZHH-KWIN-XKYC-VESV

 DATE: 03/12/2026

OWNER: 

Calantha Galloupy

dotloop verified  
03/13/26 7:14 PM EDT  
GUJI-UZJQ-WKZE-2CSM

 DATE: 03/13/2026

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](http://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: \_\_\_\_\_



**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.cpssc.gov/safety-education/safety-guides/home/asbestos-home/>
- <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos#whattodo>

**UREA FORMALDEHYDE**

- [https://www.cpssc.gov/s3fs-public/An-Update-On-Formaldehyde-725\\_1.pdf?03CFjmPrIFt\\_ogVb7OhX4ZDPu7fYky8Q](https://www.cpssc.gov/s3fs-public/An-Update-On-Formaldehyde-725_1.pdf?03CFjmPrIFt_ogVb7OhX4ZDPu7fYky8Q)



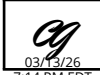
**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards****Lead Warning Statement**

*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** 612 Underwood Avenue, Toledo, OH 43607**Seller's Disclosure**

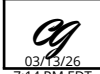
(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(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.  
03/12/26 1:26 PM EDT dotloop verified 03/13/26 7:14 PM EDT dotloop verified

(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.  
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**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)  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.  
07/08/26 9:15 PM EDT dotloop verified
- (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.<sup>1</sup>

**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.

 dotloop verified  
03/12/26 1:26 PM EDT  
P8MY-Q1QC-DC0T-IVMR

Seller

Date

Purchaser

Date

 dotloop verified  
03/13/26 7:14 PM EDT  
DVQ6-9XPK-YME7-MUQP

Seller

Date

Purchaser

Date

 dotloop verified  
07/08/26 9:15 PM EDT  
MQ7F-W5PE-HXIN-JOAB

Seller's Agent

Date

Purchaser's Agent<sup>1</sup>

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."

<sup>1</sup> Only required if the purchaser's agent receives compensation from the seller.

## EARNEST MONEY RELEASE AGREEMENT

PASKER AUCTIONS

Auction Purchase Agreement dated \_\_\_\_\_ on property located at  
612 Underwood Avenue, Toledo, OH 43607 \_\_\_\_\_ (hereinafter referred to as the "APA"), I/We  
\_\_\_\_\_ Purchaser(s) of said property, hereby authorize Midland Title to  
release the Earnest Money deposit in the amount of \$ 1000 and to be released on the 41st  
day after acceptance, unless Seller(s) is in breach of the APA, as follows.

Earnest Money deposit to be paid \$ 500 to the Seller(s) and \$ 500 to Pasker Auctions (a  
division of Pasker & Associates, Ltd.) per the Listing Agreement on said property. This release, being  
entered into by the undersigned parties, absolves Pasker Auctions, Pasker & Associates, Ltd., and their  
representatives, and the undersigned parties, from any further liability in regard to the Earnest Money  
deposit.

\_\_\_\_\_  
DATE

BUYER

BUYER

\_\_\_\_\_  
DATE

SELLER

SELLER