3 BD | 1 BTH | 1,008 SF | YELLOW SPRINGS

ONLINE AUCTION

Open House:

Mon. | Nov 2

4:00-5:30PM

419 N. Stafford St, Yellow Springs, OH 45387

AUCTION | NOVEMBER 5TH | 3PM

Full Terms & Details at
SheridanTeam.com | (937) 766-2300

SHERIDANS LLC

Sale by order of Kristina J. Sims, Guardian for Betty Hairston (2026-GDA-0011)

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SHERIDANS LLC

Dear Prospective Bidder:

We thank you for your interest in the upcoming public auction of **419 N. Stafford Street, Yellow Springs, OH 45387.** The auction method of marketing real property is an exciting sales method and one that has developed into a premier method of marketing real property of all types. We welcome your participation.

Our representatives will be available at the property on **Monday, November 2nd from 4:00-5:30 PM.** Quite often many prospective bidders will arrive at open houses at the same time. If this happens and our representative is unable to answer your questions, please do not hesitate to contact us at our office. We will also be available to meet with you privately by appointment, either at the property or another location.

Once again, we welcome your interest in this real property. **The property sells via Timed Online Auction. The bidding ends Thursday, November 5th @ 3 PM.** The information you will find in this package is information that will be useful in your evaluation of the real property. All information contained in this Bidder Package should be deemed correct and reliable but not guaranteed. All representations are approximate, and we recommend that you verify all information presented.

Sincerely,

Nathan Sheridan
Auctioneer/Realtor®

Real Estate Sales
Auctions
Appraisals

200 Parkview Lane
Cedarville, OH 45314

www.SheridanTeam.com
(937) 766-2300 (Phone)
(937) 766-0002 (Fax)

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419 N Stafford Street, Yellow Springs Vlg, OH 45387

Listing

419 N Stafford St Yellow Springs Vlg, OH 45387
Active **Listing #:** 971193
County: Greene **Cross St:**

Prop Type:	Residential	**Sub Type:**	Single Family
Subdivision:			
Beds:	3		
FB/HB:	1/0	**Appx SqFt:**	1,008/Assessor's Data
Yr Built:	1955	**Lot SqFt:**	13,091
Primary Parcel ID:	F19-0001-0011-0-0100-00	**Lot Acres:**	0.3000
School Dist:	Yellow Springs	**Lot Sz Src:**	Assessor's Data
CDOM:			

Remarks

Directions: In Yellow Springs, take N. Stafford north. Property is on the right.

Prop Desc: Selling at Timed Online Auction this property is located steps from downtown Yellow Springs, and features a three-bedroom, one-bath ranch with convenient access to the village's shops, restaurants, and local attractions. The home features approximately 1,008 square feet of living space, hardwood flooring in the living room, dining room, and bedrooms, an attached carport, and a spacious backyard. Selling at online real estate auction with bidding ending on November 5 at 3:00 PM. Visit the bidding platform on the web by searching {Property Address} + "Auction". We look forward to working with you.

Legal Desc: OAKWOOD 7 ALL ALSO 10' ST LOT 6 NARROWED TOD 412 N STAFFORD ST

Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Living Room	12 x 18	Main	Kitchen	12 x 15	Main
Dining Room	10 x 9	Main	Bedroom	8 x 9	Main
Bedroom	10 x 11	Main	Bedroom	10 x 9	Main

FB Level 1:	1	**FB Level 2:**	0	**FB Level 3:**	**FB Level 4:**	**FB Lower Level:** 0	**FB Lwr Level/Bsmt:** 0
HB Level 1:	0	**HB Level 2:**	0	**HB Level 3:**	**HB Level 4:**	**HB Lower Level:** 0	**HB Lwr Level/Bsmt:** 0

Miscellaneous Information

Distressed Prop:	None		
Semi Annual Tax:	$1,392	**LConditions:**	
Homestead Exempt:	No		
Assessments:	0	**Bus Dist to Trns:**	
Lot Dim:	75 x 164		
Auction Date:	11/05/2026	**Last Remodeled:**	

Property Information

Age:		**Avail Financing:**	Conventional
Occupancy:	At Closing	**Levels:**	1 Story
Construction:	Frame	**Basement:**	Crawl Space
Fireplace:		**Zoning:**	Residential
Heat System:	Forced Air, Natural Gas	**Cooling:**	Central
Style:	Ranch	**Total Rooms:**	6
Garage:	Carport		

Information deemed reliable but not guaranteed. All representations are approximate. Individual verification is recommended. Copyright 2026 **Dayton Realtors®. All rights reserved.**

REAL ESTATE SALE TERMS

Bidding Procedure: The property will sell to the highest bidder subject to confirmation of the Seller.
Auction Timeframe: Bidding will end Thursday, November 5, 2026, at 3:00 PM subject to Automatic Bidding Time Extension.
Acceptance of Bid Prices: Purchaser will sign the *Confirmation of Sale Agreement* via electronic signature or in person promptly upon presentation from Auctioneer and within 24 hours of auction close.
Down Payment: The successful bidder agrees to deliver to Auctioneer via overnight mail, wire transfer (plus $45 wiring fee), or personally delivered funds the down payment of $7,000 within 24 hours of the auction's completion. Personal delivery may be made at 200 Parkview Lane, Cedarville, Ohio. All funds will be paid for in U.S. funds. Bidding IS NOT CONDITIONAL UPON FINANCING. No VA, FHA, or USDA loans allowed.
Real Estate Taxes: Taxes will be prorated to date of closing using the long proration method.
Transaction Closing Date: On/before December 10, 2026. Purchaser will pay customary portion of closing costs at closing.
Possession: On or about date of closing.
Agency: **SHERIDANS** and its representatives are Exclusive Sales Agents for the Seller.
Disclaimer & Absence of Warranties: All information contained in this brochure and all related materials is subject to the terms and conditions outlined in the Confirmation of Sale Agreement. Announcements made by the Auctioneer at the time of the Auction will take precedence over any previously printed or oral information. The property is sold on an "AS IS, WHERE IS" basis, and no warranties or representations, either expressed or implied, concerning the property are made by the Seller or the Auction Company. Each bidder is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this auction marketing information is believed to be accurate, but is subject to verification by all parties relying on it. Neither the Seller nor the Auction Company assumes liability for its accuracy, errors, or omissions. Conduct at the auction and increments of bidding are at the sole direction and discretion of the Auctioneer. The Seller and the Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, legal capacity, etc. All decisions of the Auctioneer are final.

Additional Online Bidding Terms are located on the bidding platform.

SHERIDANS LLC

WHAT YOU CAN EXPECT AS A BIDDER . . .

1. ***How do I bid?***
   It's simple. Visit our website for access to this auction's bidding portal. Once in the bidding portal, register to bid by completing our online bidding registration. After you register, someone from the Auction Company will contact you by phone to authenticate and activate your account. Bids cannot be made until your account is authenticated, so please register as soon as possible. Our offices are closed on weekends, so contact during that time is limited. Our best advice is to talk to one of our Auction Agents prior to the end of the online auction and express your desire to bid. We're happy to work with you throughout the process.

2. ***What is the Property Worth?***
   The Property is worth what a knowledgeable Buyer will pay and a willing Seller will accept. We will attempt to the best of our ability to provide you with the information needed to determine how the property compares to other properties that have sold in the area or similar market. Decide what the property is worth to you and be sure to have access to the funds necessary to complete the transaction, with a loan confirmation if necessary. Ultimately the market appraises the property by what bidders bid. Please remember that there is a 10% Buyer Premium added to your final high bid to form the final contract price. Be sure to bid accordingly!

3. ***What Can I Expect from an Online Real Estate Auction?***
   You can typically expect the property to be sold. We want to provide you with any information that will make your decisions to bid or not to bid as clear as possible. Ask a lot of questions and know the process. Buying real estate via any type of auction is very similar to buying antiques at auction – just a little more money!

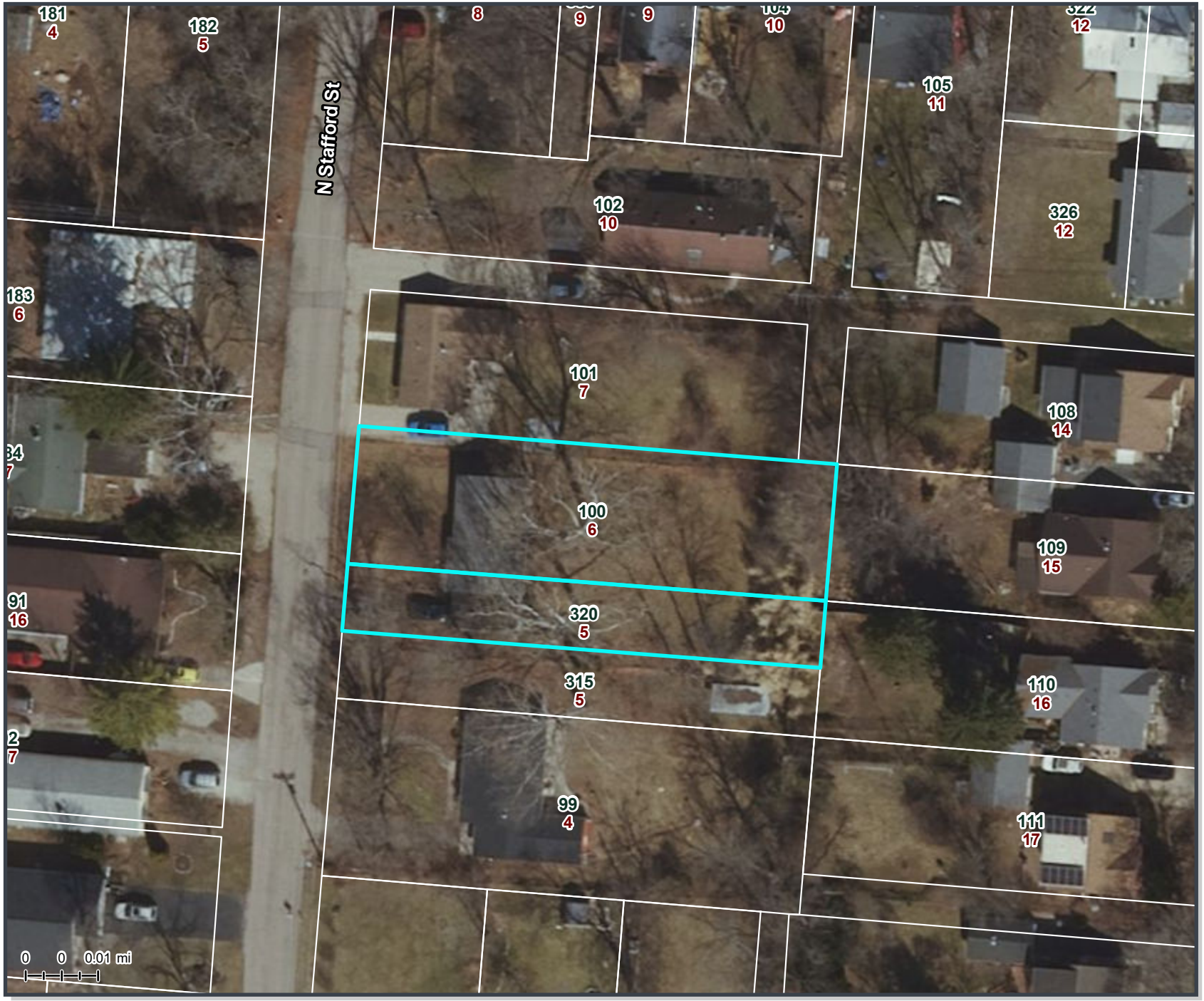
4. ***What happens if I am the high bidder?***
   If the auction is advertised as an "Absolute Auction", then the property will sell to the highest bidder regardless of price. If the terms of sale specify that the sale is "subject to confirmation of the seller," the seller has established a non-disclosed minimum reserve that must be met for the property to sell. One of our Auction Agents will contact you immediately following the close of bidding to notify you of the results if you are the high bidder.

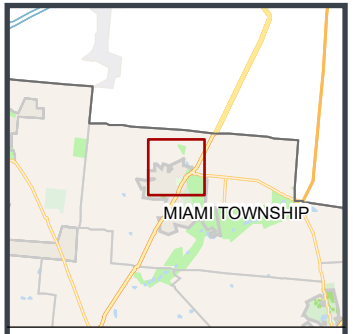
5. ***Can I obtain financing for the purchase?***
   The required closing date is provided in the terms of sale on the accompanying brochure and *Confirmation of Sale* purchase agreement located at the back of this Bidder Package. We typically provide 30 to 45 days to close, and during this time, you are able to obtain financing for the purchase. However, it is important to note that there are no financing, inspection, or other contingencies provided in the purchase agreement, so you need to be confident you can obtain financing for your bid amount. Certain types of financing, such as VA, FHA, USDA, or other non-conventional loans, may have appraisal and inspection contingencies that are not compatible with the auction terms. Before you bid, please consult our Auction Agents to inquire about financing options that are permitted for this property.

Greene County PAS

Geographic Information Management System

GREENE COUNTY OHIO





Greene County Legend

- Interstate Highway
- US Highway
- State Route
- Local Roads
- Parcel Boundary
- Corporation Boundary
- Topography
- Parcel Number / Lot Number
- Schools
- Parks
- Cemetery
- Shopping
- Buildings
- Hydrography

1 inch = 50 feet

DISCLAIMER:

The data and maps provided herein may not be construed as a legal document or legal representation. Any person or entity who relies on this data does so solely at their own risk. The data provided was prepared by Greene County in accordance with Section 5713.09 of the Ohio Revised Code. Neither Greene County, Ohio nor its employees or officers warrant the accuracy, reliability, or timeliness of any of the data provided herein. This data is provided "as is" without warranty of any kind, and assumes no legal responsibility for the information it contains.

Spatial Reference
NAD 1983 HARN StatePlane Ohio South FIPS 3402 Feet
GCS: GCS North American 1983 HARN
Datum: North American 1983 HARN
Projection: Lambert Conformal Conic
Central Meridian: -82.5000
Latitude of Origin: 38.0000
Longitude of Origin: 0.0000
False Easting: 1,968,500.0000
False Northing: 0.0000
Central Parallel: 0.0000
Standard Parallel: 38.7333
Standard Parallel 2: 40.0333
Scale Factor: 0.0000
Azimuth: 0.0000
Map Units: Foot US

GIMS

Parcel: F19-0001-0011-0-0100-00
KRAIG HAGLER
Greene County Auditor, Greene County, Ohio

2025 PROPERTY

Deeded Name	HAIRSTON BETTY J		
Owner	HAIRSTON BETTY J 419 N STAFFORD ST YELLOW SPRINGS OH 45387	**Taxpayer**	HAIRSTON BETTY J 419 N STAFFORD ST YELLOW SPRINGS OH 45387
Tax District	F19-YELLOW SPRINGS VILLAGE	**Land Use**	510-SINGLE FAMILY DWELLING
School District	2907-YELLOW SPRINGS EVSD	**Class**	Residential
		Subdivision	OAKWOOD SEC 7
Neighborhood	00126000-F19 YELLOW SPRINGS VILLAGE		
Location	419 N STAFFORD ST YELLOW SPRINGS OH 45387	**Legal**	OAKWOOD 7 ALL ALSO 10' ST LOT 6 NARROWED TOD 412 N STAFFORD ST

CD Year	2024	**Acres**	0.0000	**Living Area**	1,008	**Map / Routing Number**	0011-00/126-00
Sold	01/08/2009	**Sales Amount**	0	**Volume / Page**	/	**Survey Reference**	

2025 VALUES

District	F19-YELLOW SPRINGS VILLAGE
Land Use	510-SINGLE FAMILY DWELLING
Enrolled Programs	-Homestead--Owner Occupancy-

Type	Appraised	Assessed
Land	56,770	19,870
Improvement	114,130	39,950
Total	170,900	59,820
CAUV	0	0
Homestead	29,000	10,150
Owner Occupancy	170,900	59,820
Taxable	170,900	59,820

2025 CURRENT CHARGES

Full Rate	106.490000
Effective Rate	62.492880
Qualifying Rate	51.406342

Type	Prior	First	Second	Total
Tax	$4,543.33	$1,392.46	$1,289.24	$7,225.03
Special	$0.00	$0.00	$0.00	$0.00
Penalty / Interest	$509.96	$139.24	$0.00	$649.20
Total	$5,053.29	$1,531.70	$1,289.24	$7,874.23
Paid	$0.00	$0.00	$0.00	$0.00
Due	$5,053.29	$1,531.70	$1,289.24	$7,874.23

TRANSFER HISTORY

Date	Buyer Seller	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
01/08/2009	Buyer: HAIRSTON BETTY J Seller: HAIRSTON BETTY J	NONE	0.00 0092	N	2

VALUE HISTORY

F19-YELLOW SPRINGS VILLAGE 510-SINGLE FAMILY DWELLING

Tax Year	Land	Improvement	Total
2026	56,770	136,920	193,690
2025	56,770	114,130	170,900
2023	56,770	114,130	170,900
2020	49,680	84,580	134,260
2017	40,210	69,910	110,120
2014	40,210	60,850	101,060
2008	37,850	64,810	102,660
2005	34,060	62,380	96,440
2002	28,390	59,430	87,820
1999	21,290	41,760	63,050

LAND

Type	Dimensions	Description	Value
F1-REGULAR LOT	50.0000 X 160.0000	Effective - Frontage / Depth	56,770

DWELLINGS

Card 1

Style	03-RANCH	**Family Rooms**	0	**Heating**	Y
Stories	1.00	**Condition**	GD-GOOD	**Cooling**	Y
Rec Room Area	0	**Year Built**	1955	**Grade**	C0
Finished Basement	0	**Year Remodeled**	0	**Fireplace Openings**	0
Rooms	5	**Full Baths**	1	**Fireplace Stacks**	0
Bed Rooms	3	**Half Baths**	0	**Living Area**	1,008
Dining Rooms	0	**Other Fixtures**	2	**Total Area**	1,008
				Value	114,130

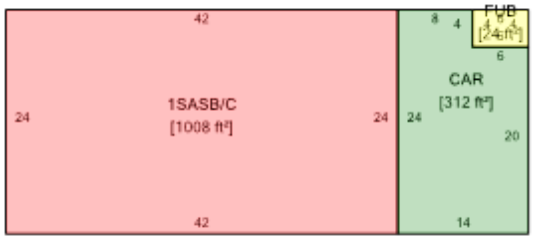
Parcel: F19-0001-0011-0-0100-00
KRAIG HAGLER
Greene County Auditor, Greene County, Ohio

SKETCH

Card 1

ID	Description	Size
A	1SASB/C (1 STORY ASBESTOS / CRAWL)	1,008
B	FUB (FRAME UTILITY BUILDING)	24
C	CAR (OPEN CARPORT)	312

Floor	Floor Area (ft²)	Living Area (ft²)
First Floor	1,008	1,008



PAYMENT HISTORY

Date	Amount	Date	Amount	Date	Amount	Date	Amount
01/05/2026	$0.00	02/18/2022	$1,078.75	07/17/2019	$923.90	02/21/2017	$0.00
03/25/2024	$1,435.19	07/12/2021	$1,082.41	02/22/2019	$923.90	07/11/2016	$1,435.19
07/11/2023	$1,121.56	02/25/2021	$1,082.41	07/16/2018	$912.01	02/19/2016	$1,121.56
02/15/2023	$1,121.56	07/23/2020	$926.58	02/21/2018	$912.01	07/23/2015	$1,121.56
07/22/2022	$1,078.75	02/19/2020	$926.58	07/12/2017	$813.69	02/20/2015	$1,078.75

Parcel: F19-0001-0011-0-0100-00
KRAIG HAGLER
Greene County Auditor, Greene County, Ohio

DISTRIBUTION

Political Subdivision	Levy Name	Levy Year	Tax Rate	Effective Rate	Amount
County					
GREENE COUNTY	GENERAL FUND	-	2.000000	2.000000	$91.27
GREENE COUNTY	MENTAL HEALTH	1999	1.500000	0.723543	$33.05
GREENE COUNTY	DEVELOPMENTAL DISABILITIES	2004	3.500000	2.047017	$93.43
GREENE COUNTY	LIBRARY DISTRICT	2005	1.000000	0.586818	$26.76
GREENE COUNTY	ROAD IMPROVEMENT	2006	0.250000	0.156266	$7.14
GREENE COUNTY	CHILDREN SERVICES	2009	1.500000	0.977416	$44.63
GREENE COUNTY	COUNCIL ON AGING	2009	1.000000	0.651611	$29.73
GREENE COUNTY	COUNCIL ON AGING	2014	0.400000	0.260644	$13.59
GREENE COUNTY	LIBRARY DISTRICT	2015	0.900000	0.586449	$30.58
GREENE COUNTY	PARK	2015	0.900000	0.586449	$30.58
GREENE COUNTY	LIBRARY DISTRICT	2025	1.000000	0.998287	$52.06
				Total	$452.82
School					
YELLOW SPRINGS EVSD	GENERAL FUND	-	4.300000	4.300000	$196.22
YELLOW SPRINGS EVSD	CURRENT EXPENSE	1976	37.800000	12.150734	$486.46
YELLOW SPRINGS EVSD	CURRENT EXPENSE	1982	9.700000	3.549288	$142.09
YELLOW SPRINGS EVSD	BOND ($4,500,000)	2000	1.500000	1.500000	$68.46
YELLOW SPRINGS EVSD	PERMANENT IMPROVEMENT	2008	1.200000	0.669152	$30.53
YELLOW SPRINGS EVSD	SUBSTITUTE (RC 5705.199)	2010	8.940000	8.940000	$407.98
YELLOW SPRINGS EVSD	BOND ($26,630,000)	2023	4.000000	4.000000	$208.61
				Total	$1,540.35
JVS					
GREENE COUNTY JVSD	CURRENT EXPENSE	1976	0.600000	0.443682	$16.84
GREENE COUNTY JVSD	CURRENT EXPENSE	1976	0.600000	0.443682	$16.84
GREENE COUNTY JVSD	CURRENT EXPENSE	1980	1.500000	1.112635	$42.27
GREENE COUNTY JVSD	PERMANENT IMPROVEMENT	1997	0.750000	0.360341	$16.44
GREENE COUNTY JVSD	BOND (62,000,000)	2018	0.650000	0.650000	$33.89
				Total	$126.28
Township					
MIAMI TWP	GENERAL FUND	-	0.600000	0.600000	$27.41
MIAMI TWP	FIRE & E.M.S	2010	3.800000	2.317806	$105.80
MIAMI TWP	BOND ($5,750,000)	2017	1.300000	1.300000	$67.78
MIAMI TWP	FIRE & E.M.S.	2022	3.500000	2.704709	$141.06
				Total	$342.05
Corporation					
YELLOW SPRINGS CORP	GENERAL FUND	-	2.300000	2.300000	$104.96
YELLOW SPRINGS CORP	POLICE PENSION	-	0.300000	0.300000	$13.69
YELLOW SPRINGS CORP	CURRENT EXPENSE	2006	8.400000	4.755248	$216.99
				Total	$335.64
Misc					
GENERAL HEALTH DISTRICT	CURRENT EXPENSE	2011	0.800000	0.521103	$23.80
				Total	$23.80

Buyer Agent
Online Auction Instructions

We are happy to co-op with Buyer's Agents for our Timed Online Auctions of Real Estate Listings. Below are basic instructions and procedures for Buyer's Agents for our online auctions.

1. Before your client registers to bid for our Online Auction Real Estate Listings, it is imperative that Buyers' Agents register your clients by fully completing and submitting the attached *Commission Participation Form* to the Listing Broker. It is important that this form is filled out completely because your share of the Broker commission could be affected for incomplete information.
2. A Bidder Package is available for each property being sold by Online Auction. The Bidder Package can be obtained by downloading from the MLS listing or from the specific Online Auction Listing at www.SheridanTeam.com. The Bidder Package will include a brochure with the Terms of Sale, along with the required property disclosures and other pertinent information about the property, including the contract documents that will be used for the transaction.
3. All properties sold by **SHERIDANS** via Online Auction are sold in "AS IS" condition (unless otherwise stated) and contracts are not contingent on inspections, financing, or any other contingency.
4. To register to bid, all prospective buyers can visit www.SheridanTeam.com and go to the specific auction listing where a link is available to enter the online auction for registration and bidding. *After a prospective buyer registers to bid, a representative from the Auction Company will first have to confirm the identity of the registrant via phone call before his/her account is activated to bid.*
5. Once a bidder's account is authenticated and activated by the Auction Company and once the Timed Online Auction begins, individual bids can be entered along with "max bid" amounts. Max bids are not visible to the Seller or other bidders. Max bids protect the bidder from being outbid up to the max bid amount entered by the bidder.
6. Increments of bidding are at the discretion of the Auction Company and cannot be modified by registered bidders.
7. When approaching the timed close of bidding, any bids entered during the final five (5) minutes will automatically add an additional five minutes from the time the new bid is entered. If this occurs, the timed online auction will continue past the advertised ending time until a span of five (5) minutes passes with no bids. For this reason, we do not recommend waiting until the final seconds of the online auction since computer and Internet delays can result in your bid not being received by the timed deadline.
8. For bidders represented by a Buyer's Agent, all correspondence and questions from the bidder should be handled through the Buyer's Agent, and no communication should be made directly to the Auction Company.
9. The Auction Company assumes no responsibility for computer, Internet, or software malfunctions or delays.

SHERIDANS LLC

BUYER AGENT REPRESENTATION AGREEMENT

*****FOR OHIO LICENSED REAL ESTATE AGENTS ONLY*****

The following terms apply to a buyer agent's right to a share of the listing Broker's commission:

The licensee must be actively licensed in the State of Ohio. No commission will be shared with a non-Ohio-licensed individual or firm.

1. There are two steps to registering your client for auction participation:
   a) The participating Ohio licensee **must register** his/her prospective bidder on this approved form **at least 24 hours prior** to the Auction and prior to the prospective bidder registering for the auction (via the online bidding portal or in person), inspecting the property, or making contact concerning the auction through **SHERIDANS LLC**.
   b) The participating bidder must register to bid for this specific auction. We highly encourage that the individual registering to bid for the auction be the prospective bidder. Ultimately, the auction registrant will be held responsible for any bids placed.

2. The participating Ohio licensee must attend all viewings of property and the Auction (for live auctions) with the prospective bidder and follow through to closing, to share a commission.

3. The participating Ohio licensee acknowledges receipt of this Agreement and of the Auction Bidder Package.

4. This Agreement must include a signed **Agency Disclosure Statement** showing the participating licensee as a buyer-broker. No Sub-Agency Disclosure Forms will be accepted.

5. Commission participation on this property will be offered to the successful bidder's representative based on the following scale: **__2__% OF YOUR BIDDER'S FINAL BID** if the prospective bidder becomes the successful bidder and closes promptly subject to the terms and conditions as announced or amended on Auction day.

PLEASE NOTE: SHERIDANS LLC is happy to share a commission with any Broker who develops a purchaser for this auction; however, we do reserve the right to disallow commission participation for any purchaser with whom we have already developed contact prior to the submission of this form, and, in particular, when the purchaser (during communications with **SHERIDANS LLC**) did not declare representation by a qualified Agent or Broker.

Auction Date: November 5, 2026

Property Identification:

Tract #	Acreage:	Address/Location:
		419 N. Stafford St, Yellow Springs, OH 45387

_____
Prospective Bidder (Print)

_____
Buyer Agent & Real Estate Company (Print)

_____
Prospective Bidder (Signature)

_____
Buyer Agent Signature (Signature)

Agent Phone: _____

Agent Email: _____

Date Signed: _____

This agreement accepted by **SHERIDANS LLC** this day of _____.

By:_____, Authorized Agent

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

(Effective 10/24/2024)

We are pleased you have selected **SHERIDANS** to help you with your real estate needs. Whether you are selling, buying or leasing real estate, **SHERIDANS** 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. Below is some information that explains the various services that 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.

Representing the Sellers: 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 also offer "subagency" to other brokerages, which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers: 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. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a 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. All buyers working with an agent must sign a written agency agreement prior to any of the following: touring of, or making an offer for, any residential property, or signing a residential lease of 18 months or longer. This agreement must include expiration dates, fair housing information, relationship exclusivity, and terms of compensation, as well as a conspicuous statement that broker fees and commissions are not set by law, are fully negotiable, and may be paid by the seller, the buyer, the landlord, the tenant, or a third party, or by sharing or splitting the fees and commissions between brokers.

Dual Agency: Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client or disclose any personal or 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 both parties.

Working With SHERIDANS: SHERIDANS does represent both buyers and sellers. When **SHERIDANS** lists property for sale, all agents in the brokerage represent the seller. Likewise, when a buyer is represented by a **SHERIDANS** agent, all of the agents represent that buyer. Therefore, when a buyer represented by a **SHERIDANS** agent wishes to purchase property listed by our company, the agent(s) involved act as dual agents. This is true whether one agent is representing both parties or two separate agents are involved.

In the event that both the buyer and seller are represented by **SHERIDANS** agents, these agents and **SHERIDANS** will act as a dual agent but only if both parties agree. As a dual agent, they will 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 will 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 seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties **SHERIDANS** has listed. In that instance, **SHERIDANS** 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: SHERIDANS does offer representation to both buyers and sellers. When **SHERIDANS** lists property for sale, it may elect to cooperate with, and offer compensation to, other brokerages that represent buyers. **SHERIDANS** 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 **SHERIDANS** shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that buyer's brokerage. Instead, that company will be looking out for the buyer and **SHERIDANS** will be representing your interests.

When acting as a buyer's agent, **SHERIDANS** 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, as amended, 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.

Blockbusting is illegal and defined as, 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.

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 will not obligate you to work with our company if you do not choose to do so.

Printed Name	Printed Name
Signature Date	Signature Date

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: 419 N. Stafford St, Yellow Springs, OH 45387

Buyer(s): _____

Seller(s): Betty J. Hairston, Kristina J. Sims, Guardian

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) NATHAN SHERIDAN and real estate brokerage SHERIDANS 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
BUYER/TENANT	DATE	SELLER/LANDLORD	DATE

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

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

Docusign Envelope ID: 84289F86-B9A7-82F4-8361-1D6A1B48277F

Ohio Association of REALTORS®

Residential Property Disclosure Exemption Form

To Be Completed By Owner

Property Address: 419 N. Stafford Rd, Yellow Springs, OH 45387

Owner's Name(s): Betty J. Hairston
Kristina Sims, Guardian

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.

Signed by:

Owner: Kristina J. Sims, Guardian Guardian Date: 10/5/2026

E507C61349C94AA...

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.

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Docusign Envelope ID: 84289F86-B9A7-82F4-8361-1D6A1B48277F

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 419 N. Stafford Rd, Yellow Springs, OH 45387

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) Initial KJSy 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) Initial KJSy 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)

DS

(f) NS 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.

Signed by:

Kristina J. Sims, Guardian 10/5/2026

E507C61349C94AA...

Seller	Date	Purchaser	Date

DocuSigned by:

Nathan Sheridan 10/7/2026

F3A8C8B3E3074FF...

Seller's Agent	Date	Purchaser's Agent[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."

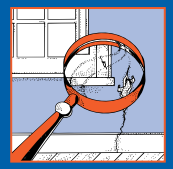
[1] Only required if the purchaser's agent receives compensation from the seller.

Simple Steps To Protect Your Family From Lead Hazards

If you think your home has high levels of lead:

- Get your young children tested for lead, even if they seem healthy.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods.
- Get your home checked for lead hazards.
- Regularly clean floors, window sills, and other surfaces.
- Wipe soil off shoes before entering house.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- Don't use a belt-sander, propane torch, high temperature heat gun, scraper, or sandpaper on painted surfaces that may contain lead.
- Don't try to remove lead-based paint yourself.

Recycled/Recyclable
Printed with vegetable oil based inks on recycled paper (minimum 50% postconsumer) process chlorine free.



Protect Your Family From Lead In Your Home

EPA United States Environmental Protection Agency
United States Consumer Product Safety Commission
United States Department of Housing and Urban Development

Are You Planning To Buy, Rent, or Renovate a Home Built Before 1978?

Many houses and apartments built before 1978 have paint that contains high levels of lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly.

OWNERS, BUYERS, and RENTERS are encouraged to check for lead (see page 6) before renting, buying or renovating pre-1978 housing.

Federal law requires that individuals receive certain information before renting, buying, or renovating pre-1978 housing:

LANDLORDS have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a disclosure about lead-based paint.

SELLERS have to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure about lead-based paint. Buyers have up to 10 days to check for lead.

RENOVATORS disturbing more than 2 square feet of painted surfaces have to give you this pamphlet before starting work.

IMPORTANT!

Lead From Paint, Dust, and Soil Can Be Dangerous If Not Managed Properly

FACT: Lead exposure can harm young children and babies even before they are born.

FACT: Even children who seem healthy can have high levels of lead in their bodies.

FACT: People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.

FACT: People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard.

FACT: Removing lead-based paint improperly can increase the danger to your family.

If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.

Lead Gets in the Body in Many Ways

Childhood lead poisoning remains a major environmental health problem in the U.S.

Even children who appear healthy can have dangerous levels of lead in their bodies.

People can get lead in their body if they:

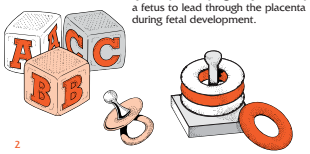
- Breathe in lead dust (especially during renovations that disturb painted surfaces).
- Put their hands or other objects covered with lead dust in their mouths.
- Eat paint chips or soil that contains lead.

Lead is even more dangerous to children under the age of 6:

- At this age children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.

Lead is also dangerous to women of childbearing age:

- Women with a high lead level in their system prior to pregnancy would expose a fetus to lead through the placenta during fetal development.



Lead's Effects

It is important to know that even exposure to low levels of lead can severely harm children.

In children, lead can cause:

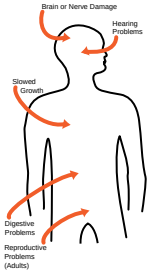
- Nervous system and kidney damage.
- Learning disabilities, attention deficit disorder, and decreased intelligence.
- Speech, language, and behavior problems.
- Poor muscle coordination.
- Decreased muscle and bone growth.
- Hearing damage.

While low-lead exposure is most common, exposure to high levels of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults too.

In adults, lead can cause:

- Increased chance of illness during pregnancy.
- Harm to a fetus, including brain damage or death.
- Fertility problems (in men and women).
- High blood pressure.
- Digestive problems.
- Nerve disorders.
- Memory and concentration problems.
- Muscle and joint pain.



Lead affects the body in many ways.

Where Lead-Based Paint Is Found

In general, the older your home, the more likely it has lead-based paint.

Many homes built before 1978 have lead-based paint. The federal government banned lead-based paint from housing in 1978. Some states stopped its use even earlier. Lead can be found:

- In homes in the city, country, or suburbs.
- In apartments, single-family homes, and both private and public housing.
- Inside and outside of the house.
- In soil around a home. (Soil can pick up lead from exterior paint or other sources such as past use of leaded gas in cars.)

Checking Your Family for Lead

Get your children and home tested if you think your home has high levels of lead.

To reduce your child's exposure to lead, get your child checked, have your home tested (especially if your home has paint in poor condition and was built before 1978), and fix any hazards you may have. Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect high levels of lead. Blood tests are usually recommended for:

- Children at ages 1 and 2.
- Children or other family members who have been exposed to high levels of lead.
- Children who should be tested under your state or local health screening plan.

Your doctor can explain what the test results mean and if more testing will be needed.

Identifying Lead Hazards

Lead from paint chips, which you can see, and lead dust, which you can't always see, can both be serious hazards.

Lead-based paint is usually not a hazard if it is in good condition, and it is not on an impact or friction surface, like a window. It is defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter, or more than 0.5% by weight.

Deteriorating lead-based paint (peeling, chipping, chalking, cracking or damaged) is a hazard and needs immediate attention. It may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear, such as:

- Windows and window sills.
- Doors and door frames.
- Stairs, railings, banisters, and porches.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep, or walk through it. The following two federal standards have been set for lead hazards in dust:

- 40 micrograms per square foot ($\mu g/ft^2$) and higher for floors, including carpeted floors.
- 250 $\mu g/ft^2$ and higher for interior window sills.

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. The following two federal standards have been set for lead hazards in residential soil:

- 400 parts per million (ppm) and higher in play areas of bare soil.
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard.

The only way to find out if paint, dust and soil lead hazards exist is to test for them. The next page describes the most common methods used.

Checking Your Home for Lead

Just knowing that a home has lead-based paint may not tell you if there is a hazard.

You can get your home tested for lead in several different ways:

- A paint **inspection** tells you whether your home has lead-based paint and where it is located. It won't tell you whether or not your home currently has lead hazards.
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards.
- A combination risk assessment and inspection tells you if your home has any lead hazards and if your home has any lead-based paint, and where the lead-based paint is located.

Hire a trained and certified testing professional who will use a range of reliable methods when testing your home.

- Visual inspection of paint condition and location.
- A portable x-ray fluorescence (XRF) machine.
- Lab tests of paint, dust, and soil samples.

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency (see bottom of page 11) for more information, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.

Home test kits for lead are available, but may not always be accurate. Consumers should not rely on these kits before doing renovations or to assure safety.

What You Can Do Now To Protect Your Family

If you suspect that your house has lead hazards, you can take some immediate steps to reduce your family's risk:

- **If you rent, notify your landlord of peeling or chipping paint.**
- **Clean up paint chips immediately.**
- **Clean floors, window frames, window sills, and other surfaces weekly**. Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner made specifically for lead. REMEMBER: NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.

- **Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas**.
- **Wash children's hands often, especially before they eat and before nap time and bed time.**
- **Keep play areas clean.** Wash bottles, pacifiers, toys, and stuffed animals regularly.
- **Keep children from chewing window sills or other painted surfaces.**
- **Clean or remove shoes before entering your home to avoid tracking in lead from soil.**
- **Make sure children eat nutritious, low-fat meals high in iron and calcium,** such as spinach and dairy products. Children with good diets absorb less lead.

Reducing Lead Hazards In The Home

Removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

Always use a professional who is trained to remove lead hazards safely.

In addition to day-to-day cleaning and good nutrition:

- You can **temporarily** reduce lead hazards by taking actions such as repairing damaged painted surfaces and planting grass to cover soil with high lead levels. These actions (called "interim controls") are not permanent solutions and will need ongoing attention.
- To **permanently** remove lead hazards, you should hire a certified lead "abatement" contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent removal.

Always hire a person with special training for correcting lead problems—someone who knows how to do this work safely and has the proper equipment to clean up thoroughly. Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Once the work is completed, dust cleanup activities must be repeated until testing indicates that lead dust levels are below the following:

- 40 micrograms per square foot ($\mu g/ft^2$) for floors, including carpeted floors;
- 250 $\mu g/ft^2$ for interior windows sills; and
- 400 $\mu g/ft^2$ for window troughs.

Call your state or local agency (see bottom of page 11) for help in locating certified professionals in your area and to see if financial assistance is available.

Remodeling or Renovating a Home With Lead-Based Paint

Take precautions before your contractor or you begin remodeling or renovating anything that disturbs painted surfaces (such as scraping off paint or tearing out walls):

- **Have the area tested for lead-based paint.**
- **Do not use a belt-sander, propane torch, high temperature heat gun, dry scraper, or dry sandpaper** to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
- **Temporarily move your family** (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
- **Follow other safety measures to reduce lead hazards.** You can find out about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." This brochure explains what to do before, during, and after renovations.

If not conducted properly, certain types of renovations can release lead from paint and dust into the air.

If you have already completed renovations or remodeling that could have released lead-based paint or dust, get your young children tested and follow the steps outlined on page 7 of this brochure.

Other Sources of Lead

While paint, dust, and soil are the most common sources of lead, other lead sources also exist.

- **Drinking water.** Your home might have plumbing with lead or lead solder. Call your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might have lead in it:
  - Use only cold water for drinking and cooking.
  - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.
- **The job.** If you work with lead, you could bring it home on your hands or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- Old painted **toys** and **furniture.**
- Food and liquids stored in **lead crystal** or **lead-glazed pottery or porcelain.**
- **Lead smelters** or other industries that release lead into the air.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture.
- **Folk remedies** that contain lead, such as "greta" and "azarcon" used to treat an upset stomach.

For More Information

The National Lead Information Center

Call **1-800-424-LEAD (424-5323)** to learn how to protect children from lead poisoning and for other information on lead hazards. To access lead information via the web, visit **www.epa.gov/lead** and **www.hud.gov/offices/lead/.**

EPA's Safe Drinking Water Hotline

Call **1-800-426-4791** for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

To request information on lead in consumer products, or to report an unsafe consumer product or a product-related injury call **1-800-638-2772**, or visit CPSC's Web site at: **www.cpsc.gov.**

Health and Environmental Agencies

Some cities, states, and tribes have their own rules for lead-based paint activities. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your local contacts on the Internet at **www.epa.gov/lead** or contact the National Lead Information Center at **1-800-424-LEAD.**

For the hearing impaired, call the Federal Information Relay Service at **1-800-877-8339** to access any of the phone numbers in this brochure.

EPA Regional Offices

Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

EPA Regional Offices

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)
Regional Lead Contact
U.S. EPA Region 1
Suite 1100 (CPT)
One Congress Street
Boston, MA 02114-2023
1 (888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)
Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 209, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, Washington DC, West Virginia)
Regional Lead Contact
U.S. EPA Region 3 (3WC33)
1650 Arch Street
Philadelphia, PA 19103
(215) 814-5000

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)
Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)
Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-6003

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas)
Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-7577

Region 7 (Iowa, Kansas, Missouri, Nebraska)
Regional Lead Contact
U.S. EPA Region 7
(ARTD-RALI)
901 N. 5th Street
Kansas City, KS 66101
(913) 551-7020

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)
Regional Lead Contact
U.S. EPA Region 8
999 18th Street, Suite 500
Denver, CO 80202-2466
(303) 312-6021

Region 9 (Arizona, California, Hawaii, Nevada)
Regional Lead Contact
U.S. Region 9
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4164

Region 10 (Alaska, Idaho, Oregon, Washington)
Regional Lead Contact
U.S. EPA Region 10
Toxics Section WCM-128
1200 Sixth Avenue
Seattle, WA 98101-1128
(206) 553-1985

CPSC Regional Offices

Your Regional CPSC Office can provide further information regarding regulations and consumer product safety.

Eastern Regional Center
Consumer Product Safety Commission
201 Varick Street, Room 903
New York, NY 10014
(212) 620-4120

Western Regional Center
Consumer Product Safety Commission
1301 Clay Street, Suite 610-N
Oakland, CA 94612
(510) 637-4050

Central Regional Center
Consumer Product Safety Commission
230 South Dearborn Street, Room 2944
Chicago, IL 60604
(312) 353-8260

HUD Lead Office

Please contact HUD's Office of Healthy Homes and Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control and research grant programs.

U.S. Department of Housing and Urban Development
Office of Healthy Homes and Lead Hazard Control
451 Seventh Street, SW, P-3206
Washington, DC 20410
(202) 755-1785

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U.S. EPA Washington DC 20460
U.S. CPSC Washington DC 20207
U.S. HUD Washington DC 20410

EPA747-K-99-001
June 2003

CONFIRMATION OF SALE

THIS MEMORANDUM OF SALE AND AGREEMENT made and entered into at (Township) **Cedarville**, Ohio, this **5th** day of **November**, **2026**, by and between (Seller): **Betty J. Hairston, Kristina J. Sims, Guardian**, hereinafter called the Seller, and:

NAME _____

ADDRESS _____

CITY/ST/ZIP _____

PHONE _____

E-MAIL _____

hereinafter called the Purchaser.

WITNESSETH:

THAT WHEREAS, the Seller has offered for sale and agreed to sell at Public Auction through **SHERIDANS LLC**, Cedarville, Ohio, (Broker) the following described premises: **419 N. Stafford St, Yellow Springs, OH 45387** together with all appurtenances and hereditaments thereunto belonging, but subject to all legal highways and existing easements, and WHEREAS, the Purchaser has this day bid in at Auction and has purchased all of said property for the sum of **$_____.**

NOW THEREFORE, it is agreed as follows:

1. **PRICE:** That Purchaser agrees to pay the total sum of $_____ as follows:
   a. $**7,000** as down payment, the receipt of which is hereby acknowledged by the Seller;
   b. $_____ (THE BALANCE DUE) on delivery of deed.

2. **EARNEST MONEY:** Upon presentation of this offer, Purchaser has delivered to **SHERIDANS LLC**, the sum of $**7,000** as earnest money, to be deposited in the Broker's trust account within 24 hours (one day) after acceptance of this offer. Any disbursement of Earnest Money shall be in compliance with Ohio R.C. 4735.24, which includes the following stipulations: The Earnest Money shall be disbursed as follows: (i) if the transaction is closed, the Earnest Money shall be applied to Purchase Price (may be retained by brokerage and credited toward brokerage commission owed) or as directed by Buyer or (ii) if either party fails or refuses to perform, or if any contingency is not satisfied or waived, the Earnest Money shall be (a) disbursed in accordance with a release of earnest money ("Release") signed by all parties to the Contract or (b) in the event of a dispute between the Seller and Buyer regarding the disbursement of the Earnest Money, the broker is required by law to maintain such funds in his trust account until the broker receives (a) written instructions signed by the parties specifying how the Earnest Money is to be disbursed or (b) a final court order that specifies to whom the Earnest Money is to be awarded. If within two years from the date the Earnest Money was deposited in the broker's trust account, the parties have not provided the broker with such signed instructions or written notice that such legal action to resolve the dispute has been filed, the broker shall return the Earnest Money to the Buyer with no further notice to the Seller. The earnest money shall be returned to Purchaser or applied on the purchase price at closing. If the closing does not occur because of Seller's default or because any condition of this Contract is not satisfied or waived, Purchaser shall be entitled to the earnest money. If Purchaser defaults, Seller shall be entitled to the earnest money. The parties acknowledge, however, that the Broker will not make a determination as to which party is entitled to the earnest money. Instead, the Broker shall release the earnest money from the trust account only (a) in accordance with the joint written instructions of Seller and Purchaser, or (b) in accordance with the following procedure: if the closing does not occur for any reason (including the default of either party), the Broker holding the earnest money may notify Seller in writing that the earnest money will be returned to Purchaser unless Seller makes a written demand for the earnest money within 20 days after the date of the Broker's notice. If the Broker does not receive a written demand from the Seller within the 20-day period, the Broker shall return the earnest money to Purchaser. If a written demand from Seller is received by the Broker within the 20-day period, the Broker shall retain the earnest money until (i) Seller and Purchaser have settled the dispute; (ii) disposition has been ordered by a final court order; or (iii) the Broker deposits the earnest money with the court pursuant to applicable court procedures. Payment or refund of the earnest money shall not prejudice the rights of the Broker(s) or the non-defaulting party in an action for damages or specific performance against the defaulting party.

3.

Seller's Initials: _____ / _____ **Purchaser's Initials:** _____ / _____

4. **FAIR HOUSING:** This Agreement shall be performed in accordance with Ohio Fair Housing Law (Section 4112.02 (H) of the Ohio Revised Code) and the Federal Fair Housing Law (42 U.S.C.A., Section 3601), pursuant to which it is illegal 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, ancestry, military status as defined in that section, disability, or national origin; or to so discriminate in advertising the sale or rental of housing, in the finance 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.
5. **DEED:** Seller shall furnish a transferable and recordable **FIDUCIARY** deed conveying to Purchaser, or nominee, a marketable title to the Property (as determined with reference to the Ohio State Bar Association Standards of Title Examination) with dower rights, if any, released and free and clear of liens, rights to take liens, and encumbrances, except (a) legal highways, (b) any mortgage assumed by Purchaser, (c) all installments of taxes and assessments becoming due and after the closing, (d) rights of tenants in possession, (e) zoning and other laws, and (f) easements and restrictions of record which would not prevent Purchaser from using the Property for the following purpose: **N/A**. If title to all or part of the Property is unmarketable or is subject to matters not excepted as provided above, Seller at Seller's sole cost shall cure any title defects and/or such matters within 10 days after receipt of written notice from Purchaser, and if necessary the closing date shall be extended to permit Seller the full 10 days to clear title. Seller shall have the right at closing to pay for the removal of any encumbrances or liens out of the purchase price. The cost of any title examination and title insurance shall be borne by Purchaser.
6. **REAL ESTATE TAXES:** Taxes will be prorated to date of closing using **LONG** proration method.
7. **AS IS:** Seller and Purchaser acknowledge that Purchaser has bid on the property at Auction and is entering into this contract based on the property's current "AS IS" condition with no financing or any other purchaser contingencies, and that Seller makes no warranties, expressed nor implied, about the property other than what has been stated in marketing information provided by Seller through the date of the Auction.
8. **CLOSING:** Closing will occur on or before **December 10, 2026**. Purchaser will pay customary portion of closing costs at closing. Closing will be conducted by title agency of sellers choosing.
9. **POSSESSION:** Buyer shall take possession date of closing.
10. **SOLE CONTRACT:** No other terms, conditions, or qualifications pertaining to this sale transaction were made or expressed**.**
11. **GENERAL PROVISIONS.** Upon acceptance, this offer and any attached addenda shall become a complete agreement binding upon and inuring to the benefit of Purchaser and Seller and their respective heirs, personal representatives, successors, and assigns, and shall be deemed to contain all of the terms and conditions agreed upon, there being no oral conditions, representations, warranties or agreements. Any subsequent conditions, representations, warranties or agreements shall not be valid and binding upon the parties unless in writing signed by both parties. Purchaser is accepting the Property "AS IS" in its present condition. All representations, warranties and agreements in this Contract shall survive the closing. Any word used in this offer and the acceptance thereof shall be construed to mean either singular or plural as indicated by the number of signatures hereto.
12. **BINDING ARBITRATION:** The parties agree that they will use their best efforts to amicably resolve any dispute arising out of or relating to this Agreement. Any controversy, claim, or dispute that cannot be so resolved shall be settled by final binding arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator or arbitrators may be entered in any court having jurisdiction thereof. Any such arbitration shall be conducted in Greene County, Ohio, unless otherwise mutually agreed upon by the parties. Within fifteen (15) days after the commencement of the arbitration, each party shall select one person to act as arbitrator, and the two arbitrators shall select a third arbitrator within ten (10) days of their appointment. Each party shall bear its own cost and expenses and an equal share of the third arbitrator's expenses and the administrative fees of arbitration.
13. **BROKER LICENSE:** Broker and Auction Company are licensed by the Division of Real Estate and Professional Licensing, Department of Commerce and are bonded in favor of the State of Ohio.
14. **OTHER:** No other terms, conditions, or qualifications pertaining to this sale transaction were made or expressed except_____.

Seller: _____ Purchaser: _____

_____ _____

We acknowledge the receipt and escrow holding of $**7,000** as indicated in items 1 and 2 above.

By:_____, Member
SHERIDANS LLC

Notes

SHERIDANS LLC

Real Estate Sales
Auctions
Appraisals

200 Parkview Lane
Cedarville, OH 45314

www.SheridanTeam.com
(937) 766-2300 (Phone)
(937) 766-0002 (Fax)