

BID PACKET

CRAFTSMAN STYLE BUNGALOW ONLINE AUCTION

240 CLAY STREET NEW ALBANY, IN 47150

ONLINE BIDDING ENDS

MONDAY, JULY 7 @ 2PM





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS 240 CLAY STREET, NEW ALBANY, IN 47150 Bidding Ends Monday, July 7, 2025

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

BIDDING ONLINE

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. (Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds in USD are due within 24 hours following the auction with the signing of a legally binding purchase agreement. (Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000). Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, **on or before Monday, August 18, 2025.** If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.

FLOOD DESIGNATION

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *FEMA records indicate that the property is not in a flood zone*.

EVIDENCE OF TITLE

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

SURVEY

Property is being sold without a survey. All land measurements are per courthouse records.

REAL ESTATE TAXES AND ASSESSMENTS

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills. The buyer may apply for current-year exemptions/credits at or after closing if applicable.

POSSESSION

Seller will give possession of Real Estate at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

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. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6

PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

BROKER PARTICIPATION

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Monday, June 16 through Monday, July 7, 2025.*

AGENCY

The Harritt Group is acting exclusively as agents for the seller.

SELLER

Michelle Fosskuhl

Listing #: 202508769 Total Finished Sqft: 1,000 Above Grade Finished SqFt: 1,000 Active (06/15/25)



Prop Type: Residential/Farm SubType: Residential County: Floyd Township: **New Albany** New Albany-Floyd Cty Subdivision: No School Dst: Subdiv Nm: Parcel#: 0083540025 0.096 / 4,182 Beds: Lot Sz: 1 (10) Lot Size Src: Baths: **Assessor** Abv Grd SF: 1,000 Lot Dim: 35 x 120 Tot Fin SF: 1,000 Year Built: 1929 New Const: Annual Tax: 2,416 No Est Completion: Home Warranty: Tax Year: 2024/2025

Land Assess: 10,800 DOM: O Improvements: 103,000 HOA \$:

Total Assess: 113,800

Directions: I-265 to State Street Exit 1. South 1.3 miles just past Baptist Floyd Hospital to left on Clay Street. 2/10 mile

to last home on right. Legal: P. 363 L. 38 E 5' L. 37

Remarks

CRAFTSMAN STYLE BUNGALOW ONLINE AUCTION - BIDDING ENDS: MONDAY, JULY 7 @ 2PM. Selling online a classic twobedroom Craftsman style bungalow with full unfinished basement, detached one-car garage with alley access, and utility shed on a corner lot located near the State Street shopping, dining, and medical corridor. Easy access to expressways and just minutes from downtown. Features include full covered front porch, rear covered porch, floored storage attic, wood floors, replacement windows, 8.8 ceilings in main rooms. Updates include Roof May 2025, Gutters May 2025, Sump Pump 2024, Furnace 2023, Hot Water Heater 2023. Home awaits your finishing touches! Ideal for both investors and homeowners. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A non-refundable down payment, 10% of the Purchase Price (Final Bid + Buyer's Premium), in . the form of cash, check, or wired funds in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. Taxes prorated to the day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. Broker participation welcomed - client registration required prior to auction end date. See full details in the Auction Bid Packet.

Amenities

Type: 1 Story Foundation: **Concrete Block, Poured Concrete** Zoning: Residential Basement: Yes Basement Type: Full, Unfinished Laundry: Yes Construction: Existing Laundry Location: Basement

Outbuildings: Garage, Shed Laundry Type: Other # Fireplaces: Fireplace: Road Frontage: 35

Roof Type: Shinale Lot Description: **Corner Lot** Exterior Type: **Asbestos Shingle**

Exterior Feat: Covered Porch, Public Sidewalk

Interior Feat: Ceiling Fan(s), Eat-in Kitchen, Family Room, Natural Wood Trim, Sump Pump, Attic

Road Type:

Measurements

1,000.0 Nonconform Finished: 0.0 Above Grade Finished: Above Grade Unfinish: 0.0 Nonconform Unfinish: 0.0 Below Grade Finished: 0.0 TFLS: 1,000 Below Grade Unfinish: 988.0

Room Sizes & Levels

Total Rooms: 5 Garage Size: 22 x 14 Garage: Y Garage Type: **Detached** Garage Spaces: 1

<u>Type</u>	Dimension	Level	<u>Flooring</u>	Description
Living Room	13.6 x 13.6	1st Floor	Wood	
Family Room	13.6 x 15	1st Floor	Wood	
Kitchen	13.6 x 10.10	1st Floor	Vinyl	
Bedroom	11 x 12.6	1st Floor	Wood	
Bedroom	11 x 11	1st Floor	Wood	2 Closets
Bathroom Full	6 x 7	1st Floor	Vinyl	

Utilities

Water Heater: **Natural Gas** Heat Type: Forced Air Water Type: **Public Onsite** Cooling Type: **Central Air** Natural Water: Fuel Type: **Nat Gas**

Sewer Type: Sewer General Information

Possession: Flood: At Closing No

Unknown Yes

Covenants & Restr: Sign: All information deemed reliable but not guaranteed.



22-05-03-400-444.000-008	Fosskuhl. Michelle	Jelle	240 CL	LAY ST		510.	510. 1 Family Dwell	well - Plati	- Platted Lot	Jefferson Conners S/D {	& P 1/2
General Information	MO	Ownership			Ŧ	Transfer of Ownership	wnership			Notes	
Parcel Number	Fosskuhl, Michelle	υ υ	Date		١	Doc ID		Code Book/Page A	Adj Sale Price V/I	6/24/2020 22Q3: BF FIELD REVIEW & DAT COLLECTION.	& DATA
Local Parcel Number	FLOYDS KNOBS, IN 47119	i, IN 47119	09/20/2007		Fosskuhl, Michelle	200712580	580 WD		\$48,000	2/9/2017 18Q3: MINOR CHANGES 02/09/2017 BF	2/09/2017 BF
0083540025			01/01/1900		1980: FROM KENNED					6/30/2015 HMSD: HMSD	7
Tax ID:	27	Legal									20/80/01
Routing Number 05-03-410-020	П П										
Property Class 510							Res				
	Val	/aluation Records (Work In Progress values are not certified values and are subject to change)	Work In Pro	gress values	are not certifi	ed values	and are sub	ject to chan	ge)		
Year: 2024	2024	Assessment Year	'n	2024	2023		2022	2021	2020		
Location Information	WIP	Reason For Change		Ą	AA		ΑĄ	Ą	AA		
County	03/08/2024	As Of Date	: : :	01/2024	01/01/2023	01/0		01/01/2021	01/01/2020		
Sido Sido	Indiana Cost Mod	Valuation Method		POOL MOD	maiana Cost Mod	indiana Cost Mod		maiaria Cost Mod	mularia Cost Mod		
NEW ALBANY TOWNSHIP	2000	Notice Required	Ę	8 _			<u> </u>	<u>></u>			
District 008 (Local 008)	\$10,800	Land		\$10,800	\$10,800	\$1	\$10,800	\$10,800	\$10,800		
NEW ALBANY CITY	\$10,800	Land Res (1)	ć	\$10,800	\$10,800	\$	0,800	\$10,800	\$10,800		
School Corp 2400	09	Land Non Res (2)	3 (2)	0 9 9	G 69		0 80 80	09 99 99	0.9		
NEW ALBANY-FLOYD COUNTY C	\$103,000	Improvement		\$103,000	\$86,400	\$8	\$82,900	\$67,300	\$64,200		
Neighborhood 5034003-008	\$103,000	Imp Res (1)		03,0	\$85,100	88	\$81,600	\$66,300	\$63,200		
Jenerson Conners S/D & Pt Ced	09	Imp Non Res (2)		က် မေ	\$1.300	9	\$1.300	\$1.000	\$1.000		
Section/Plat	\$113,800	Total		\$113,800	\$97,200	5\$	\$93,700	\$78,100	\$75,000		
	\$113,800	Total Res (1)		\$113,800	\$95,900	9	\$92,400	\$77,100	\$74,000	Land Computation	S
Location Address (1) 240 CLAY ST	08	Total Non Res (3)	3)	0 \$	\$1,300	99	\$1,300	\$1,000	\$1,000	Calculated Acreage	0.10
NEW ALBANY, IN 47150		Land Data (Standard Depth:	ndard Depth	Res 100',	CI 100' Base I	Lot: Res 40	40' X 100', CI	40' X 100')		Developer Discount	3
	Land Motho Soil	Act	7000	040		Infl.	Market	6 4 6			0.10
Zoning	Metno d	Front.	Size Factor	Kate	Rate Value	%	Factor Cap 1	Cap 2	cap 3 value		0.00
:	ц	35 35x120	0 1.06	\$290	\$307 \$10,745	%0	1.0000 100.00	00.00	0.00 \$10,750		0.00
Subdivision										83 UT Towers NV	0.00
1										9 Homesite	0.00
101										91/92 Acres	0.00
Morket Model										I otal Acres Farmland	0.10
5034003-008 - Residential										Measured Acreade	0.00
aracteris										Avg Farmland Value/Acre	0.0
Topography Flood Hazard										Value of Farmland	\$0
										Classified Total	0\$
										Farm / Classifed Value	\$0
										Homesite(s) Value	0\$
Streets or Roads TIF										91/92 Value	\$0
Noishborhood I to Cools Stock										Supp. Page Land Value	£10 800
Neighborhood Life Cycle Stage Static										CAP 2 Value	000°,0-
Monday, May 13, 2024										CAP 3 Value	08
	Data Source Ex	External Only	Collector 06/25/2020	6/25/2020	BF	Apl	Appraiser 06/25/2020	:5/2020 BF	L	Total Value	\$10,800

							Summary	summary of Improvements	ents									
Description	Story Constr Height Type	Grade Year Eff Built Year	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	d Mrkt	t Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1 Wood Fr	C-1 1929	1929	95 F		0.88		1,988 sqft	\$100,905	%09	\$50,450	0%	0 0% 100% 1.000 1.890 10	0 1.89	00.001	0.00	0.00	\$95,400
2: Detached Garage R 01	1 Concrete		1940	84 F	\$42.15	0.88	\$29.67	14'x22'	\$9,139	%59	\$3,200	0% 1	00% 1.00	0 1.89	00.001	00.00	0.00	\$6,000
3: Utility Shed R 01	-	D 1929	1929	95 F	\$20.44	0.88	\$14.39	12'x16'	\$2,763	%02	\$830	0% 1	00% 1.00	0 1.89	0 100.00	0.00	0.00	\$1,600

0.95

Quality and Design Factor (Grade)

Location Multiplier Replacement Cost

\$120,700

\$10,800

Exterior Features (+) Garages (+) 0 sqft

Sub-Total, 1 Units

\$100,905

National Flood Hazard Layer FIRMette





Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

With BFE or Depth Zone AE, AO, AH, VE, AR Without Base Flood Elevation (BFE) Regulatory Floodway 0.2% Annual Chance Flood Hazard, Areas depth less than one foot or with drainage areas of less than one square mile $z_{one} x$ of 1% annual chance flood with average

Area with Reduced Flood Risk due to Future Conditions 1% Annual Chance Flood Hazard Zone X Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

OTHER AREAS

Channel, Culvert, or Storm Sewer

GENERAL | ---- Channel, Culvert, or Storr STRUCTURES | 1111111 Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Base Flood Elevation Line (BFE) Coastal Transect mm 513 mm

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

OTHER FEATURES

Hydrographic Feature

No Digital Data Available Digital Data Available

Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of The basemap shown complies with FEMA's basemap digital flood maps if it is not void as described below accuracy standards

authoritative NFHL web services provided by FEMA. This map reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or The flood hazard information is derived directly from the was exported on 6/4/2025 at 7:40 PM and does not become superseded by new data over time. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, wear)

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L., 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtain professional advice or inspections of the property. The representations of the concerning any advice, inspections of the concerning any advice, inspections of the concerning any advice or inspections of the concerning any advice or inspections of the concerning any advice or inspections, defects, or warranties

obtained of the property. The representations in this form are the representations of the owner an	id are not the representations of the agent, if any. This information is no disclosure only and is no
intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) g	enerally requires sellers of 1-4 unit residential property to complete this form regarding the know
physical condition of the property. An owner must complete and sign the disclosure form and subr	

Property address (number and street, city, state, and ZIP code) 240 Clay Street, New Albany, IN 47150 1. The following are in the conditions indicated: None/Not Not Do Not Not Do Not A. APPLIANCES Included/ Defective C. WATER & SEWER SYSTEM Defective Included Defective Defective Know Rented Rented Built-in Vacuum System Cistern Clothes Dryer Septic Field/Bed Clothes Washer Hot Tub Dishwasher Plumbing Disposal Aerator System Freezer Sump Pump Gas Grill Irrigation Systems Hood Water Heater/Electric Microwave Oven Water Heater/Gas Oven Water Heater/Solar Range Water Purifier Refrigerator Water Softener Room Air Conditioner(s) Well Trash Compactor Septic and Holding Tank/Septic Mound TV Antenna/Dish Geothermal and Heat Pump Other: Other Sewer System (Explain) Swimming Pool & Pool Equipment Do Not No Are the structures connected to a public water system? B. Electrical Defective Are the structures connected to a public sewer system? Defective System Included/ Rented Know Are there any additions that may require improvements to the sewage disposal system? Air Purifier If yes, have the improvements been completed on the Burglar Alarm X sewage disposal system? Ceiling Fan(s) Are the improvements connected to a private/community water system? Garage Door Opener / Controls Are the improvements connected to a private/community Inside Telephone Wiring and Blocks/Jacks D. HEATING & COOLING Do Not Defective Intercom Included Defective Know SYSTEM Rented Light Fixtures Attic Fan Sauna Central Air Conditioning Smoke/Fire Alarm(s) Hot Water Heat Switches and Outlets Furnace Heat/Gas Vent Fan(s) Furnace Heat/Electric 60(100/200 Amp Service (Circle one) Solar House-Heating Generator Woodburning Stove NOTE: Means a condition that would have a significant "Defect" adverse Fireplace effect on the value of the property, that would significantly impair the health Fireplace Insert or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected Air Cleaner normal life of the premises. Humidifier Propane Tank Other Heating Source The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below. Signature of Seller Signature of Buyer Date (mm/dd/yy) Signature of Buyer Date (mm/dd/yy) The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer. Signature of Seller (at closing) Date (mm/dd/yy) Signature of Seller (at closing) Date (mm/dd/yy)

Page 1 of 2

Douglas Harritt

Property address (number and street, city, state	, and ZIP co —	•	0 Clay Street , I	New Albany, IN 47150		
2. ROOF month	YES	NO	DO NOT KNOW		ÆS NO	DO NOT
Age, if known Years. Man	X				110	KNOW
Does the roof leak?		/	-	Do structures have aluminum wiring?		X
Is there present damage to the roof?		$\widehat{\nabla}$		Are there any foundation problems with the structures?		X
Is there more than one layer of shingles on the		~} _		Are there any encroachments?	X	
house?		<u> X</u>		Are there any violations of zoning, building codes,		-
If yes, how many layers?				or restrictive covenants? Is the present use of non-conforming use?	$\rightarrow \sim$	
				Explain:	X	
3. HAZÄRDOUS CONDITIONS	∉ YES	NĢ	DO NOT KNOW	The state of the s		
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		X				
Is there any contamination caused by the				Is the access to your property via a private road?	1	
manufacture or a controlled substance on the property that has not been certified as		X		Is the access to your property via a public road?		
decontaminated by an inspector approved		' '		Is the access to your property via an easement?	X	
under IC 13-14-1-15? Has there been manufacture of				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	X	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X		Are there any structural problems with the building?		X
Explain:				Have any substantial additions or alterations been made without a required building permit?	X	
					×	
			**************************************	Is there any damage due to wind, flood, termites, or rodents? Have any structures been treated for wood destroying insects?		X
				Are the furnace/woodstove/chimney/flue all in	X	
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:			Is the property in a flood plain?	X		
(Use additional pages, if necessary)			Do you currently pay for flood insurance?	- X		
WATER heater new 23			Does the property contain underground storage tank(s)?	X		
WATER heater new 23 Furance - 23			Is the homeowner a licensed real estate salesperson or broker?	X		
			is there any threatened or existing litigation regarding the property?	X		
Suprop Pump 24 Roof MAY 25 Juther MAY 25			Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	X		
guther may 25				Is the property located within one (1) mile of an airport?	X	
KNOWLEDGE. A disclosure form is not a v inspections or warranties that the prospect	arranty by ve buyer o ertify to the	the own owner in purchase	er or the owne nay later obtair ser at settleme	ller, who certifies to the truth thereof, based on the r's agent, if any, and the disclosure form may not be to the condition of the property is required to discount that the condition of the property is substantially the profit of this Disclosure by signing below.	used as a subs close any mate	stitute for an rial change i
Signature of Seller (In)		Date	(mm/dd/yy)	Signature of Buyer		mm/dd/yy)
Signature of Seller		Date	(rħm/dd/yy)	Signature of Buyer	Date (r	nm/dd/yy)
	f the prope			me as it was when the Seller's Disclosure form was origin		
Signature of Seller (at closing)		Date	e (mm/dd/yy)	Signature of Seller (at closing)	Date (r	mm/dd/yy)





LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT

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

For use only by members of the Indiana Association of REALTORS®

PROPERTY ADDRESS: 240 Clay Street, New Albany, IN 47150 1 2 3 **LEAD WARNING STATEMENT** 4 Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that 5 such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead 6 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, 7 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to 8 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information 9 on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any 10 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended 11 prior to purchase. 13 14 **SELLER'S DISCLOSURE** 15 (a.) Presence of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below) 16 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _ 17 18 19 20 (ii) X Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. 21 22 23 (b.) Records and reports available to the seller: (check (i) or (ii) below) 24 Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales 25 Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and 26 attach documents below): 27 28 29 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. 30 **BUYER'S ACKNOWLEDGEMENT (initial)** 31 32 Buyer has received copies of all information listed above. Buyer has received the pamphlet Protect Your Family From Lead In Your Home. 33 $(d.)_{\underline{}}$ 34 (e.) Buyer has (check (i) or (ii) below): 35 received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for 36 the presence of lead-based paint and/or lead-based paint hazards; 37 (ii) 38 waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or 39 lead-based paint hazards. 40 **BROKER'S ACKNOWLEDGMENT (initial)** (f.) Dat Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act 41 of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word 42 43 "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.) 44 45

> 240 Clay Street, New Albany, IN 47150 (Property Address)

Page 1 of 2 (Lead-Based Paint - Sales)

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Harritt Group, 4704 Corydon Pike New Albany IN 47150

Douglas Harritt

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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.

This Certification and Acknowledgment may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this Certification and Acknowledgment may be transmitted between them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and arebinding on the parties. The original document shall be promptly delivered, if requested.

5/15/2025 Michelle Fosskuhl SELLER'S SIGNATURE **BUYER'S SIGNATURE** DATE DATE Michelle Fosskuhl PRINTED **PRINTED** SELLER'S SIGNATURE **BUYER'S SIGNATURE** DATE DATE PRINTED PRINTED 5/15/2025 Douglas a. Harritt **SELLING BROKER*** DATE LISTING BROKER DATE Douglas Harritt, Harritt Group, Inc.

*Only required if the Buyer's Broker receives compensation from the Seller.



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