



BID PACKET

ABSOLUTE HARRISON COUNTY COMMERCIAL BUILDING & 1 ACRE
ONLINE AUCTION

4050 HIGHWAY 135 NE
CORYDON, IN 47112

ONLINE BIDDING ENDS

MONDAY, NOVEMBER 11 @ 2PM

HARRITT
GROUP INC.
HARRITGROUP.COM

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

4050 Highway 135 NE, Corydon, IN 47112

Bidding Ends Monday, November 11, 2024

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, December 23, 2024**. 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, October 28 through Monday, November 11, 2024.*

AGENCY

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

SELLER

Charles K. Denzinger Estate

PERSONAL REPRESENTATIVE

Frank W. Denzinger

ESTATE ATTORNEY

John E. Colin, Attorney
Simpson & Colin, LLC

Client Detail

4050 Highway 135 NE, Corydon, IN 47112

Listing #: 2024011910

\$.00

Active (10/30/24)



Prop Type: **Commercial**
County: **Harrison**
Township: **Jackson**
Lease Rate:
Ls Rt Type:
Ann Tax: **776**
Tax Year: **2023/2024**
Parcel#: 0060209900
Adl Parc#:
Directions:

SubType: **Other**
Approx Sqft: **1,244**
Lot Sz: **1 / 43,560**
Lot Sz Src: **Assessor**
Lot Dim: **500 x 170 x 500**
Irreg. Dim: **Yes**
Land Assess: **\$20,000**
Improvements: **\$39,900**
Total Assess: **\$59,900**
DOM: **0**

**I-64 to Corydon Exit
105. North 1.5 Miles on
Hwy. 135 to property
on right.**

Year Built: **1946**
Legal: **006-02099-00 PT SW QR 7-3-4 1 Acre**

Remarks

ABSOLUTE HARRISON COUNTY COMMERCIAL BUILDING & 1 ACRE ONLINE AUCTION - BIDDING ENDS MONDAY, NOVEMBER 11 @ 2PM. Selling online at absolute auction to the highest bidder a highly visible one-acre pie-shaped lot Zoned B-1 Neighborhood Business with 500 feet of frontage along Hwy. 135, 170 feet on Old Hwy. 135 NE, and an additional 500 feet bordering the railroad. Site includes a 1,244 square foot one-story vinyl siding building with metal roof built in 1946 on a crawl space. The structure has been vacant for over 10 years and is selling as is, including all contents and is in need of significant repairs. Ideal for redevelopment or creative renovation. Located just 1.5 Miles from I-64 Corydon Exit 105, 4 Miles to Downtown Corydon and 4 Miles to St.Rd. 64 New Salisbury. 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) 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. See full details in the Auction Bid Packet.

Amenities

Construction: **Existing**
Road Frontage: **670**
Max Divisible Sq Ft:
Elevators YN:

Number of Docks:
Dock Height:
Existing Zoning: **B-1 Neighborhood Business**
Units Total: **0**

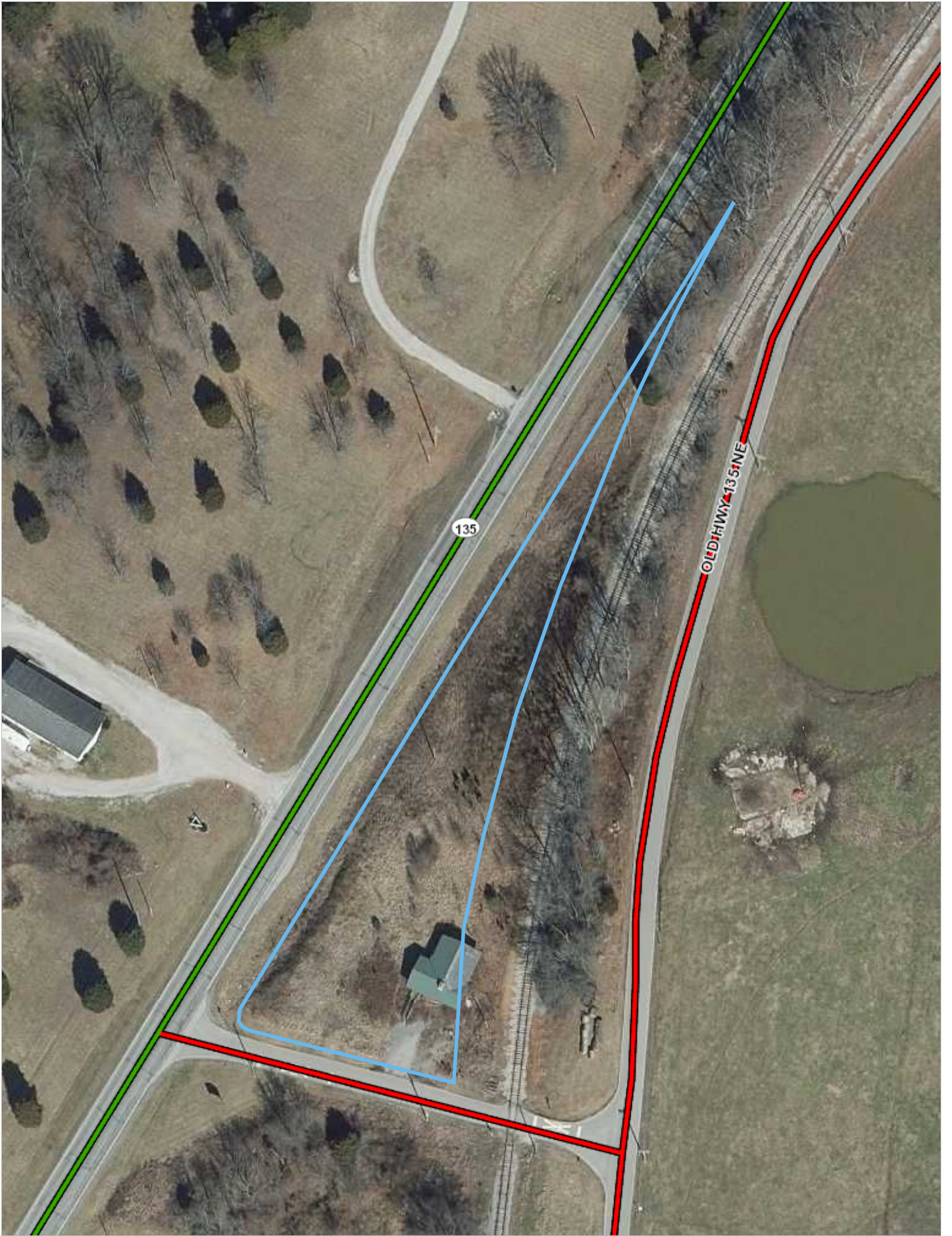
Units

General Information

Transaction Type:
Covenants & Restr:

Flood: **No**
Sign: **Yes**

All information deemed reliable but not guaranteed.



General Information

Parcel Number
31-10-07-300-046.000-011
Local Parcel Number
0060209900
Tax ID:

Ownership

DENZINGER, CHARLES K.
3820 ANGELO RD
CORYDON, IN 47112

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
10/28/1988	DENZINGER, CHARL	0	WD	/		\$0	1
11/02/1987	LANDMARK OF COR	0	WD	/		\$0	1
01/01/1900	ELVIN H. & NANCY B		WD	/		\$0	1

Legal

006-02099-00 PT SW QR 7-3-4 1.

Notes

10/7/2020 3RD: ADDED WDDK TO HOME FOR 2021 PAY 2022 PER RA
3/1/2016 M: CHANGED MARKET ADJUSTMENT FOR 2016 PAY 2017
10/28/2015 M: CHANGED COND ON DWELLING FROM AVG TO FAIR FOR 16 PAY 17 PER RA
8/29/2011 M: CHANGED GRADE FROM C-1 TO D+2 FOR REASSESSMENT 2012 PAY 2013

Property Class 499
Other Commercial Structures
Year: 2023



Commercial
Valuation Records (Work In Progress values are not certified values and are subject to change)

6/12/2006 CHD: Previous parcel id #: 0304070006110

Location Information

County
Harrison
Township
JACKSON TOWNSHIP
District 011 (Local 006)
JACKSON TOWNSHIP
School Corp 3180
NORTH HARRISON COMMUNITY
Neighborhood 3114401-011
Jackson Twp - Com
Section/Plat
7

2023	2023	2022	2021	2020	2019
WIP	AA	AA	AA	AA	AA
11/07/2023	04/03/2023	04/06/2022	03/26/2021	03/27/2020	03/19/2019
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Equalization Factor					
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2023						\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
						\$20,000	\$0	\$0	\$0	\$17,500	\$0	\$0	\$0	\$17,500	\$0	\$0	\$0
						\$39,900	\$0	\$0	\$0	\$40,300	\$0	\$0	\$0	\$37,000	\$0	\$0	\$0
						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
						\$39,900	\$0	\$0	\$0	\$40,300	\$0	\$0	\$0	\$37,000	\$0	\$0	\$0
						\$59,900	\$0	\$0	\$0	\$60,300	\$0	\$0	\$0	\$54,500	\$0	\$0	\$0
						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
						\$59,900	\$0	\$0	\$0	\$60,300	\$0	\$0	\$0	\$54,500	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', C1 120' Base Lot: Res 0' X 0', C1 0' X 0')

Land Pricing Soil Type	Method ID	Act Front:	Size	Factor	Rate	Adj. Rate	Ext. Value	Intl. %	Res Market %	Value
11	A	0	1.0000	1.00	\$20,000	\$20,000	\$20,000	0%	0%	\$20,000

Land Computations

Calculated Acreage	1.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	1.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$20,000
CAP 3 Value	\$20,000
Total Value	\$20,000

Market Model
N/A
Topography
Flood Hazard
Public Utilities
ERA
Streets or Roads
TIF
Neighborhood Life Cycle Stage
Other
Printed Wednesday, November 8, 2023
Review Group

Data Source N/A
Collector 07/15/2020
HD

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	1244 sqft
Make	

Plumbing

#	TF
Full Bath	1
Half Bath	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	3

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Roofing

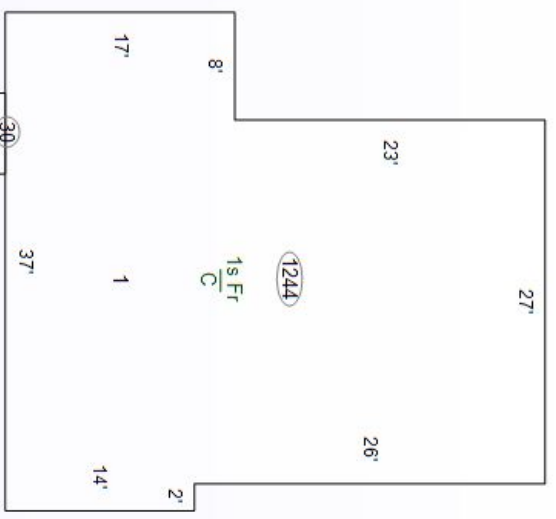
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Wood Deck	30	\$1,000

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1244	1244	\$92,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1244	0	\$6,600	
Slab				
Adjustments			Total Base	\$98,700
1 Row Type Adj. x 1.00				\$98,700
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)			MS:1 MO:1	\$4,500
No Heating (-)				\$0
A/C (+)			1:1244	\$3,200
No Elec (-)				\$0
Plumbing (+/-)			5 - 5 = 0 x \$0	\$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$106,400
Sub-Total, 1 Units				\$106,400
Exterior Features (+)			\$1,000	\$107,400
Garages (+) 0 sqft			\$0	\$107,400
Quality and Design Factor (Grade)				0.90
Location Multiplier				0.90
Replacement Cost				\$86,994



Description	Count	Value
Specialty Plumbing		

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mkrt	Improv Value
1: Single-Family R 01	0%	1	Wood Frame	D+2	1946	1946	77 F	\$3,41	0.90	\$3.07	1,244 sqft	\$86,994	65%	\$30,450	0%	100%	1.000	\$39,600
2: Paving C 01	0%	1	Concrete	C	1990	1990	33 A	\$3,41	0.90	\$3.07	400 sqft	\$1,228	80%	\$250	0%	100%	1.000	\$300



Article 3 DISTRICTS

- 300.00 DISTRICTS, ESTABLISHMENT:** Harrison County, Indiana is hereby classified and divided into Districts designated as follows:
- 300.01 A-R (Agricultural Residential)** - This zone is designed to preserve the rural character of the County by promoting agricultural and agricultural related uses.
- 300.02 R-1 (Suburban Residential)** - This zone is designed to provide for single family residential use adjacent to or near existing urban centers.
- 300.03 R-1a (Suburban Residential, single family dwellings and mobile homes)**- same as R-1.
- 300.04 R-2 (Urban Residential)** - This zone is designed to accommodate single family residence within developed or urbanized areas.
- 300.05 R-3 (Multi-family Residential)** – This zone is designed for multi-family dwelling.
- 300.06 B-1 (Neighborhood Business)** – This zone is designed to accommodate neighborhood type shopping and service facilities offering direct services to customers.
- 300.07 B-2 (Central Business District)** – This zone is designed for central business districts and other areas of concentrated heavy commercial activity.
- 300.08 B-3 (Highway Service)** – This zone is designed to provide for traveler uses at or near major highway or freeway interchanges.
- 300.09 B-4 (Shopping Center)** – This zone is designed for business and service centers to serve community requirements.
- 300.10 I-1a (Light Industrial)** – This zone permits light industrial uses. It is designed for existing light industrial areas and their proper expansion. No A-R through R-3 uses permitted.
- 300.11 I-1b (Light Industrial Park)** – This zone has the same characteristics as I-1a. The requirements within this zone are designed to promote an industrial park-like development.
- 300.12 I-2 (Heavy Industrial)** – This zone permits light and heavy industrial uses. No A-R through B-4 uses permitted.
- 300.13 PUD (Planned Unit Development)** – See section 600.00 for intent.
- 300.14 PEC (Planned Employment Center)** - See section 650.00 for intent.
- 300.15 SF (Single Family Overlay)**- This zone is designed as an overlay to be used in conjunction with the R-2 and R-3 zoning districts to permit use of these zones, and the associated reduced dimensional requirements, in areas where duplex and multi-family development would not be appropriate. As an overlay district the permitted principle uses are determined by the overlay zone and accessory and special exception on appeals only uses and dimensional standards follow the base or underlying zone.
- 300.16 UF (Urban Fringe)** - This zone is designed for areas around urban centers where future development for non-agricultural use is expected to occur as part of the natural expansion of the urban core. This zone permits the subdivision of land. (Ord. 2012-19)
- 301.00 MORATORIUMS:** In order to allow this ordinance as well as the Comprehensive Plan to be more responsive to possible impacts, to the public health, safety, comfort, morals, convenience and

ZONE	Types of uses
UF	<p>1. Principle uses- Churches and parish houses, Communication towers(subject to Section 407.00(b)), Extraction of crude petroleum or natural gas, Fairgrounds, Fire Stations/EMS, Firewood Processing and sales, Forestry, green house, Horticulture service, Libraries, Mobile Home, Model Home, public parks or playgrounds, Residential, Single family, Schools and Colleges.</p> <p>2. Special exception uses- Campsite Personal, Cemeteries, Dog kennels, Fuel oil and Bottled gas sales, gunsmith dealer of firearms, home occupation, horse race track, Hospital, Mobile Home Park, Nursery schools, day nurseries & daycare centers, Nursing homes, convalescent homes, and rest homes Public or private camps, public utilities-storage yards, substations and transmission facilities, quarrying of non-metallic minerals, Recreational facilities-including playgrounds, golf courses , country clubs, riding stables & fishing lakes, Sewage treatment/Disposal plants.</p> <p>3. Accessory- additional homes on family property (see Section 404.08) Beauty Salon One chair**, garden supply's, In Home Childcare (State Licensed class I & II)**, in home office (no sign, not open to the public)**, Private garages, storage sheds and parking areas(see section 404.01) Roadside stands offering for sale on a seasonal basis agricultural products grown on the premises, Taxidermy shops**.</p> <p>(Ord.2012-19, 2015-02, 2016-29, 2017-10 and 2018-13)</p>
B-1	<p>1. Principle uses- Antique shops Appliance sales-Major, Art shop, Bakeries, Banks, Barber shops, Beauty salons, Clothing stores, Cold storage, Communication towers(subject to Section 407.00(b), Drug stores, Dry cleaners, Fire station /EMS, Florist, Fur shops, Garden supplies, Grocery, Gunsmith/dealer of firearms, Handicrafts, Hardware stores, Insurance and real estate agencies, Jewelry stores, Launderette, Library, Locksmith, Meat market, Media Shop (subject to Section 405.03), Nursery schools, day nurseries & childcare centers, Office equipment/supplies, Paint store, Pet store, Photographic studios, Printing and duplication non-industrial, Professional offices, Retail business or service for sole convenience of neighborhood residents, Shoe repair shops, Specialty shops, Sporting goods, Town Halls, and Variety stores.</p> <p>2. Special exceptions- Filling station, Mortuary, Theater, indoor.</p> <p>3. Accessory- Parking areas, Residential- single family for owner of permitted use provided dwelling shall be an integral part of the commercial structure.</p> <p>(Ord.2015-02, Ord#2016-29 and 2018-13)</p>



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: 4050 Hwy 135 NE, Corydon , IN 47112

LEAD WARNING STATEMENT

Every buyer 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.

SELLER'S DISCLOSURE

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

- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
- (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b.) Records and reports available to the seller: *(check (i) or (ii) below)*

- (i) Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below): _____
- (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

- (c.) _____ Buyer has received copies of all information listed above.
- (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
- (e.) _____ Buyer has *(check (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.

BROKER'S ACKNOWLEDGMENT (initial)

(f.) DA Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

4050 Hwy 135 NE, Corydon , IN 47112
 (Property Address)

46 **CERTIFICATION OF ACCURACY**

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

49
50 This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
51 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
52 *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
53 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
54 document shall be promptly delivered, if requested.

55
56
57 BUYER'S SIGNATURE _____ DATE _____ SELLER'S SIGNATURE _____ DATE _____

Charles Denzinger PR

58
59 PRINTED _____ **Charles Denzinger Estate** _____
60 PRINTED _____

61
62
63 BUYER'S SIGNATURE _____ DATE _____ SELLER'S SIGNATURE _____ DATE _____

64
65
66 PRINTED _____ PRINTED _____

67
68
69 SELLING BROKER _____ DATE _____ LISTING BROKER _____ DATE _____

Douglas Harritt 10-30-2024
Douglas Harritt, Harritt Group, Inc.



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Form #37. Copyright IAR 2024



4050 Hwy 135 NE, Corydon, IN 47112
(Property Address)