



BID PACKET

# GEORGETOWN STONE RANCH ONLINE AUCTION

8960 HIGH STREET  
GEORGETOWN, IN 47122

ONLINE BIDDING ENDS

**TUESDAY, APRIL 1 @ 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

8960 HIGH STREET, GEORGETOWN, IN 47122

Bidding Ends Tuesday, April 1, 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, May 12, 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 *Tuesday, March 11 through Tuesday, April 1, 2025*.

#### **AGENCY**

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

#### **SELLER**

Herbert Brightwell Estate

#### **CO-PERSONAL REPRESENTATIVES**

Eric Lee Brightwell

Mark H. Brightwell

## Cross Property 360 Property View

# 8960 High Street, Georgetown, Indiana 47122

Listing

### 8960 High Street, Georgetown, IN 47122

**\$0**

**AUCTION**  
**Active (03/06/25)**  
DOM: 0 CDOM: 0

Listing #: **202506250**

Total Finished Sqft: **1,161**

Above Grade Finished SqFt: **1,161**



Prop Type: **Residential/Farm**  
SubType: **Residential**  
County: **Floyd**  
Subdiv: **No**  
Township: **Georgetown**  
School Dst: **New Albany-Floyd Cty**

Typ Lst Ctr: **Excl. Right to Sell**  
Beds: **3**  
Baths: **1 (1 0)**  
New Const: **No**  
Est Completion:  
Proposed:  
Year Built: **1962**  
Lot Sz: **0.275 / 11,979**  
Lot Sz Src: **Assessor**  
Lot Dim: **100' x 120'**  
Irreg. Dim: **No**  
List Date: **03/06/2025**  
Exp. Date: **06/30/2025**  
Land Assess: **\$31,500**  
Improvements: **\$157,800**  
Total Assess: **\$189,300**  
Occupant Type: **Vacant**  
Floor Plan:  
Auction: **Yes**

**Recent: 03/06/25 : NEW**

Ann Tax: **\$871**  
Tax Year: **2023/2024**  
Type Poss Sale: **Estate**  
Poss Sale Comm:  
Parcel#: **0061010012**

Multi Fam Type:  
Owner Nm: **Herbert Brightwell Estate**  
Tot Deductions: **\$110,600**

Deduction Type	Comment
Over 65	14,000
Homestead Standard	48,000

Tax Exmt Prop:  
Tax Exmt Com:  
Poss. Financing: **Other**  
Financing Com: **Other**  
Appointment: **Mandatory**  
Warranty Provided:

Showing Instr: **Broker Bay**  
Showing Service: **Broker Bay**

Directions: **From Downtown Georgetown take IN-64 to Kepley Road to right at 2nd cross street onto High Street. Home on left. Or take 3rd cross street onto Bailey Way. Home on right.**

Legal: **P 636 L 13 & E 42' L 14**

#### Agent/Office

Agent: [Douglas Harritt](mailto:doug@harrittgroup.com) (ID: B1096) Primary: 502-592-4000  
Office: [Harritt Group, Inc](http://Harritt Group, Inc) (ID: 304) Phone: 812-944-0217 FAX: 812-944-5558

#### Remarks

**Public Remarks: GEORGETOWN STONE RANCH ONLINE AUCTION - BIDDING ENDS TUESDAY, APRIL 1 @ 2PM. Selling online a one owner 1960s three-bedroom stone ranch with full unfinished basement and attached two-car garage on a 1/4 acre lot in Floyd County. Dual street entry off Bailey Way. Replacement windows, two stone fireplaces, built-in china cabinet & bookshelves. Standalone shower unit in basement and wood stove insert in fireplace. Prime location in the heart of Georgetown off Kepley Rd, just minutes from Georgetown Elementary School, and only 3.5 miles West of I-64. 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.**

Agent Remarks: **Call agent @ 502-592-4000 with any questions regarding online bidding.**

#### Amenities

Type: **1 Story**  
Zoning: **Residential**  
Construction: **Existing**  
Const. Comment:  
Outbuildings:  
Farm Type:  
Road Type: **Paved**  
# Fireplaces: **2**  
Fireplace: **Wood Stove, Woodburning**  
Tillable Acreage:  
Roof Type: **Shingle**

Foundation: **Poured Concrete**  
Basement: **Yes - Full, Unfinished**  
Partial Basement:  
Laundry: **Yes**  
Laundry Location: **Basement**  
Laundry Type: **Other**  
Road Frontage: **100**  
Pasture Acreage:  
Timber Acreage:  
Additional Parking: **Other**  
Wheelchair Accessible:

Exterior Type: **Stone**  
Exterior Feat: **Landscaped, Paved Driveway, Thermopane windows**  
Interior Feat: **Built-in Bookcase, Ceramic Bath, Natural Wood Trim, Sump Pump**  
Appliances: **Clothes Dryer, Clothes Washer, Garage Door Opener, Range / Oven, Refrigerator**

### Measurements

Above Grade Finished: **1,161.0** Nonconform Finished: **0.0**  
Above Grade Unfinish: **0.0** Nonconform Unfinish: **0.0**  
Below Grade Finished: **0.0** TFLS: **1,161**  
Below Grade Unfinish: **1,161.0** Sqft Source: **Assessor**

### Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **27 x 24** Garage Type: **Attached, Rear Entry** Garage Spaces: **2**

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Living Room	19 x 13	1st Floor	Carpet	
Kitchen	12 x 9	1st Floor	Carpet	
Dining Area	12.5 x 8.2	1st Floor	Carpet	
Bedroom	11.3 x 14	1st Floor	Carpet	
Bedroom	10 x 10.8	1st Floor	Carpet	
Bedroom	9 x 10	1st Floor	Carpet	
Bathroom Full	12.8 x 6.6	1st Floor	Tile	

### Utilities

Water Heater: **Electric** Heat Type: **Heat Pump**  
Water Type: **Public Onsite** Heat Type Comment:  
Natural Water: Cooling Type: **Heat Pump**  
Fuel Type: **Electric** Sewer Type: **Sewer**

### General Information

Possession: **At Closing** Seller Will Lease:  
Key Box Type: **Supra Electronic Box** Terms:  
Key Box Location: **Front Door** Flood: **No**  
Showing Time Inst: Covenants & Restr: **No**  
Sign: **No**

03/06/2025 8:18:21 PM

All Information deemed reliable but not guaranteed.

General Information

Parcel Number 22-02-03-300-348.000-003
Local Parcel Number 0061010012

Tax ID:

Routing Number 02-03-320-153

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Floyd
Township GEORGETOWN TOWNSHIP
District 003 (Local 003 )
SCHOOL CORP 2400
Neighborhood 2032103-003

Section/Plat

Location Address (1)
8960 HIGH ST
GEORGETOWN, IN 47122

Zoning

Subdivision

Lot

Market Model

2032103-003 - Residential

Characteristics

Topography Level, Rolling
Public Utilities Water, Electricity
Streets or Roads Paved
Flood Hazard
ERA
TIF

Neighborhood Life Cycle Stage

Static
Printed Monday, May 13, 2024
Review Group 2023

Ownership

Brightwell, Herbert & Patricia
8960 High St
Georgetown, IN 47122

Legal

P 636 L 13 & E 42' L 14

Transfer of Ownership

Date 11/08/1995 10/28/1993 05/03/1957
Owner Brightwell, Herbert & P BRIGHTWELL, PATRI LAGLE, VERNE K. &
Doc ID 0 0 0
Code WD WD WD
Book/Page 2211622 / /
Adj Sale Price \$ / \$ /



Res

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

Table with columns: Assessment Year (2024, 2023, 2022, 2021, 2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and Value. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 60' X 120', CI 60' X 120')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size Factor, Rate, Adj. Rate, Ext. Value, Inf. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Land Computations

Summary table for Land Computations including Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, and Total Value (\$31,500).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 11 Story Conventional
Finished Area 1161 sqft
Make

Plumbing

# TF
Full Bath 1 3
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 3 5

Floor Finish

Earth Tile
Slab Carpet
Sub & Joist Unfinished
Wood Other
Parquet

Wall Finish

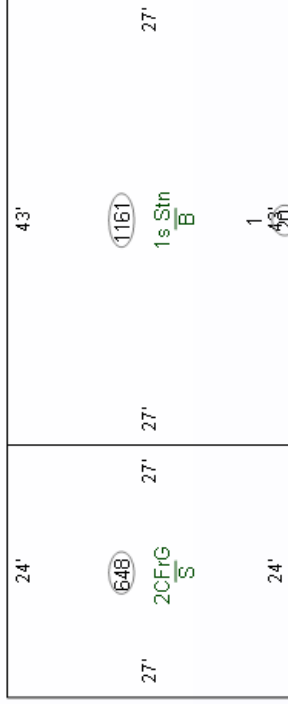
Plaster/Drywall Unfinished
Paneling Other
Fiberboard

Roofing

Built-Up Metal
Wood Shingle
Asphalt Slate
Other Tile

Description

Stoop, Masonry Area 20 Value \$1,500



Cost Ladder

Table with columns: Floor Constr, Base, Finish, Value, Totals. Rows include 1, 2, 3, 4, 1/4, 1/2, 3/4, Attic, Bsmt, Crawl, Slab.

Adjustments table with columns: Adjustments, 1 Row Type Adj. x 1.00, Total Base. Rows include Unfin Int (-), Ex Liv Units (+), Rec Room (+), Loft (+), Fireplace (+), No Heating (-), A/C (+), No Elec (-), Plumbing (+/-), Spec Plumb (+), Elevator (+).

Specialty Plumbing

Summary of Improvements table with columns: Description, Count, Value. Rows include Exterior Features (+), Garages (+), Quality and Design Factor (Grade), Location Multiplier, Replacement Cost.

Summary of Improvements

Main summary table with columns: Description, Story Height, Constr Type, Grade, Year Built, Year Eff, Eff Co, Age nd, Base Rate, LCM, Adj Rate, Size, RCN, Norm Dep, Abn Obs, Remain. Value, PC, Nbhhd, Mrkt, Cap 1, Cap 2, Cap 3, Improv Value.

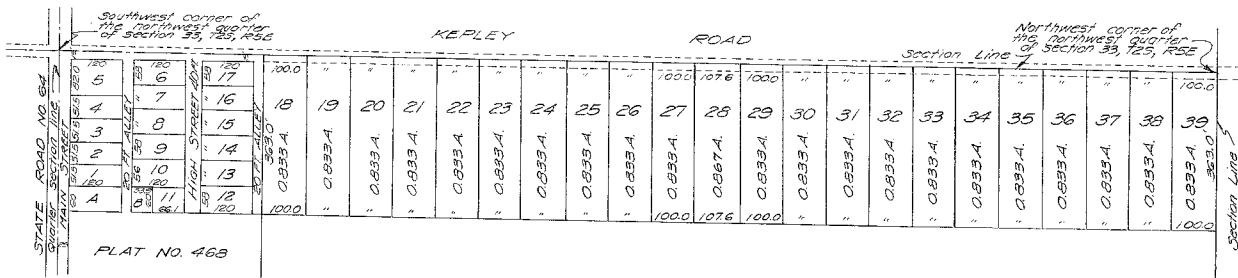


PLAT NO. 636  
TAYLOR'S ADDITION

Before me, a Notary Public in and for  
Madison County, Ohio, on this 20 day of  
March 1947, personally appeared  
A. P. Clippinger, T. J. Gregory, Mrs. R. Seay, - The Ottorbein Home  
and acknowledged the execution of the  
within plat.

Wesley D. Clark  
Notary Public

My commission expires April 18, 1949



SCALE 200'-1"

DESCRIPTION

The west part of the northwest quarter of section 33, township 2 south, range 5 east, beginning at the southwest corner of said quarter, thence east along the quarter section line 303 feet, thence north 212.9 feet, thence east 60 feet, thence north 243.7 feet to the north line of said quarter, thence west along the north line of said quarter 363.0 feet to the northwest corner of said quarter, thence south along the section line 267.6 feet to the place of beginning, containing 21.7 Acres. Also, beginning on the south line of said northwest quarter 303.0 feet east of the southwest corner of said quarter, running then east along the quarter section line 60 feet, thence north 212.9 feet, thence west 60 feet, thence south 212.9 feet to the beginning.

We, the undersigned, owners of the above described tract of land hereby make and declare the within plat to be a subdivision of said real estate.

Mary Mems Blain  
Arthur Taylor  
Grace Flynn  
The Ottorbein Home  
By A. P. Clippinger, Trust.  
T. J. Gregory, sec.

Before me, a Notary Public in and for Floyd County, Indiana on this 24 day of March 1947, personally appeared Mary Mems Blain, Arthur Taylor, Grace Flynn and acknowledged the execution of the within plat.

Keith Martin  
Notary Public

My commission expires November 13, 1950

1776

DULY ENTERED FOR TAXATION  
THIS 24 DAY OF MARCH 1947

L. P. Kitterman  
Auditor, Floyd County, Ind.

EXAMINED & APPROVED  
THIS 30 DAY OF MARCH 1947

Ferris Campbell  
Fred D. Lutz  
E. O. Freiburgh  
Floyd County, Commissioners

FILED & RECORDED  
THIS 24 DAY OF MARCH 1947  
AT 11:00 A. M.

Thomas E. Reed  
Recorder, Floyd County

I hereby certify that I have  
this 30 day of March 1947  
made a survey of the above  
described property as shown  
on the within plat.

A. E. Graybrook  
Civil Engineer

# National Flood Hazard Layer FIRMette

85°58'47"W 38°17'58"N



## Legend

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

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
*Zone A, V, A99*
- With BFE or Depth  
*Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile  
*Zone X*

- Future Conditions 1% Annual Chance Flood Hazard  
*Zone X*
- Area with Reduced Flood Risk due to 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 LOMR
- Area of Undetermined Flood Hazard  
*Zone D*

**OTHER AREAS**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**GENERAL STRUCTURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**OTHER FEATURES**

- Digital Data Available
- No 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 digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/20/2025 at 2:56 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or 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.



85°58'10"W 38°17'30"N

1:6,000

Feet

2,000

1,500

1,000

500



**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®

1 **PROPERTY ADDRESS: 8960 High Street, Georgetown, IN 47122**

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.*

14 **SELLER'S DISCLOSURE**

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

- 17 (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): \_\_\_\_\_  
 18 \_\_\_\_\_  
 19 \_\_\_\_\_
- 20 (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

- 24 (i)  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 (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

31 **BUYER'S ACKNOWLEDGEMENT (initial)**

- 32 (c.) \_\_\_\_\_ Buyer has received copies of all information listed above.  
 33 (d.) \_\_\_\_\_ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

34 (e.) \_\_\_\_\_ Buyer has **(check (i) or (ii) below)**:

- 35 (i)  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 **OR**  
 38 (ii)  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)**

41 (f.) Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act  
 42 of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word**  
 43 **"Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**  
 44  
 45

**8960 High Street, Georgetown, IN 47122**

(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

58  
59  
60 PRINTED

61  
62  
63 BUYER'S SIGNATURE DATE

64  
65  
66 PRINTED

67  
68  
69 SELLING BROKER\* DATE

Signed by: 3/6/2025  
*Eric L. Brightwell*  
SELLER'S SIGNATURE DATE

**Eric Brightwell Co-Personal Representative**  
PRINTED

Signed by: 3/6/2025  
*Mark H. Brightwell*  
SELLER'S SIGNATURE DATE

**Mark Brightwell Co-Personal Representative**  
PRINTED

Signed by: 3/6/2025  
*Douglas L. Harritt*  
LISTING BROKER DATE

**Douglas Harritt, Harritt Group, Inc.**

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



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.  
**Form #37. Copyright IAR 2025**



(Property Address)

**8960 High Street, Georgetown, IN 47122**  
**Page 2 of 2 (Lead-Based Paint - Sales)**