

Ohio Association of REALTORS®
Residential Property Disclosure Exemption Form



To Be Completed By Owner

Property Address: 5562 Candlewood Ct #5562, Parma, OH 44134

Owner's Name(s): Robert Gillespie Robert Family Trust

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.

Owner: Robert Gillespie Robert Family Trust

Date: _____

Owner: Robert Gillespie, Trustee

Date: 7/11/2021

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.

Residential Property Disclosure Form: When Do I Need One?

Required	
Sale of 1-4 family; Commercial/retail space if it has up to 1-4 apts in the building	Lots with zero residential units; Property with 5 or more residential units; C/I property with zero residential units
New construction if ever occupied	New construction if no one has occupied the property
Mobile/manufactured home if sale includes land	Sale of mobile/manufactured home with no land
Sellers who inherited the property & have lived there during the last year	Sellers who inherited the property but haven't lived in it during the last year
Sale by person with Power of Attorney	Court ordered sale (i.e., probate, bankruptcy); Sale by executor of estate; Sale by guardian, trustee, or conservator
Sale by a lender or anyone else who bought the property at a sheriff's sale	Sale by a lender who took a deed in lieu of foreclosure
Sale to a buyer who has lived in the property for less than one year prior to sale	Sale to a buyer who has lived in the property for one year prior to sale (i.e., tenant)
Investor owned property even if they've never lived there	Sales between co-owners
	Sale or purchase by a government entity
	Sales between spouses or former spouses
	Sales to/from children & parents/grandchildren & grandparents