

ALL FIELDS DETAIL



MLS #	1232246	# of Bedrooms	3
Status	Active	# of Full Baths	2
Type	Single Family-Detached	# of Half Baths	1
Address	211 E Prince Rd	Garage Capacity	None
City	Landrum	# of Stories	Two
State	SC	Approx Age	50+
Zip	29356	Garage Type	None
Area	015		
Class	Residential		
Listing Price	\$120,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

County	Spartanburg	# of BRs Below Grade	0
# of Fireplaces	3	SQFT Finished and Heated	2000-2199
Subdivision	None	Tax ID Number	1-08-01-092.00
Legal Lot Number	24	Approx Lot Dimensions	155x205x155x205
Approx # of Acres	0.76	Approx Year Built	1910
Agent	SUNIL VARGHESE - Cell: (864) 525-7449	Listing Office 1	Wham AARE, LLC - Main: (864) 801-9468
SA	0%	BA	3%
Variable Rate Com	N	Listing Type	Exclusive Right to Sell
Agency Relationship	Buyer Agent	Listing Date	10/5/2011
Associated Document Count	3	Living Room (Y/N)	Y
Living Room Size	13x12	Dining Room (Y/N)	Y
Dining Rm Size	13x19	Breakfast Room (Y/N)	N
Kitchen (Y/N)	Y	Kitchen Size	13x15
Great Room (Y/N)	N	Den (Y/N)	N
Bonus/Rec Room (Y/N)	N	Florida Room (Y/N)	N
Laundry (Y/N)	Y	Laundry Size	5x8
Master Bedroom (Y/N)	Y	Master Bedroom Size	13x12
Bedroom #2 (Y/N)	Y	Bedroom #2 Size	19x9
Bedroom #3 (Y/N)	Y	Bedroom #3 Size	20x10
Bedroom #4 (Y/N)	N	Other Room 1	Study
Other Room 1 Size	13x11	Other Room 2	2nd Floor Plan
Other Room 2 Size	11x8	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	# of Rooms Below Grade	0
# of Bedrooms Main Level	1	Status Date	8/23/2012
HotSheet Date	8/23/2012	Price Date	2/21/2012
Input Date	11/7/2011 7:40:00 PM	# Full Baths on Main Lvl	1
Showing	Call Specified Appointment Center	Contact # for Appts	864.467.0000
Directions	From Wade Hampton Blvd take Hwy 14 North for approximately 18 miles through downtown Landrum and bear left onto E Prince Rd. Home is on the left on the corner of E Prince and Pine.	Update Date	8/28/2012
Cumulative DOM	328	Agent Hit Count	161
Client Hit Count	41	Original Price	\$125,000
Days On Market	328		

FEATURES

STYLE	GARAGE FEATURES	FIREPLACE	DOCS ON FILE
Cape Cod	None	Gas Starter	Survey
EXTERIOR FINISH	INTERIOR FEATURES	HEATING SYSTEM	DOCUMENTS WITH OFFER
Hardboard Siding	Cable Available	Forced Air	Lead Based Paint Letter
LOT DESCRIPTION	Ceiling Fan	Multi-Units	Signed SDS
Corner	Ceiling Cathedral/Vaulted	Natural Gas	Specified Sales Contract
Level	Countertops-Other	COOLING SYSTEM	ON INTERNET
Some Trees	MRBED FEATURES	Central Forced	Yes
FOUNDATION	Double Sink	Electric	GARBAGE PICKUP
Crawl Space	Full Bath	Multi-Units	Public
BASEMENT	Master on Main Lvl	FLOORS	DRIVEWAY
None	Shower-Separate	Ceramic Tile	Extra Pad

FEATURES

EXTERIOR FEATURES

Porch-Front
 Porch-Wrap Around
 Tilt Out Windows

ROOF

Metal

Tub-Separate
SPECIALTY ROOM

Laundry
 Office/Study

LAUNDRY LOCATION

1st Floor

APPLIANCES

Disposal
 Oven-Electric

Hardwood

WATER

Public

SEWER

Public

WATER HEATER

Electric

STORAGE SPACE

Attic
 Out Building

Paved

CONDO REGIME INCLUDES

None

AMENITIES INCLUDE

None

SHOWING

Vacant

Lockbox-Electronic

ADDITIONAL FEES

None

FINANCIAL

Total Taxes

104.00

Tax Rate(4%/6%)

4%

HOA (Y/N)

N

Foreclosure (Y/N)

N

Tax Year

2011

In City

Y

Short Sale

NO

Auction (Y/N)

Y

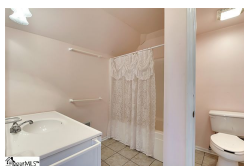
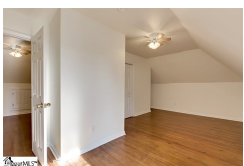
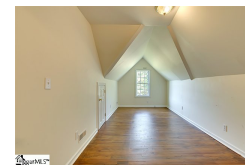
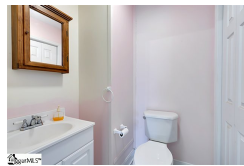
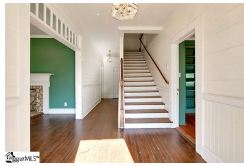
MEMBER REMARKS

Home is back on the market - buyer's financing fell through. Inspections and appraisal were never completed. 2180 sq ft per appraiser's measurement - sketch is under associated docs along with survey and disclosures. Buyer and/or buyer's agent to verify all information in the MLS that they deem important. Property to be sold AS-IS.

REMARKS

100 + year old Cape Cod with 2180 square feet that has been beautifully updated and is ready for a new owner within walking distance of downtown Landrum and situated on a large corner lot. Located in the quaint, historic town of Landrum this home was painstakingly updated and is ready for its new owner! The list of updates is extensive but per the owner here are just some of the upgrades that were done to the home: Added 1.5 bathrooms, upgraded kitchen, wrapped the home and added Hardiboard siding, all new windows and drywall, upgraded the electrical system, new tile floors, new tubs, new plumbing fixtures, and the list goes on and on! Original hardwoods remain throughout much of the home in keeping with the home's character. A metal roof and two HVAC units are just some of the other features in this magnificent home. Properties like this don't come on the market often so see it today before its gone! Property to be sold AS-IS. All buyers must have a pre-approval letter prior to viewing this home. Also current property taxes reflect a lower tax appraised value and the homestead exemption. Per Spartanburg County Assessor's office the property taxes would be \$1140 if the home was re-appraised for tax purposes at \$120,000 and assessed as a primary residence at 4% - buyer to verify this and all other information in the MLS.

ADDITIONAL PICTURES



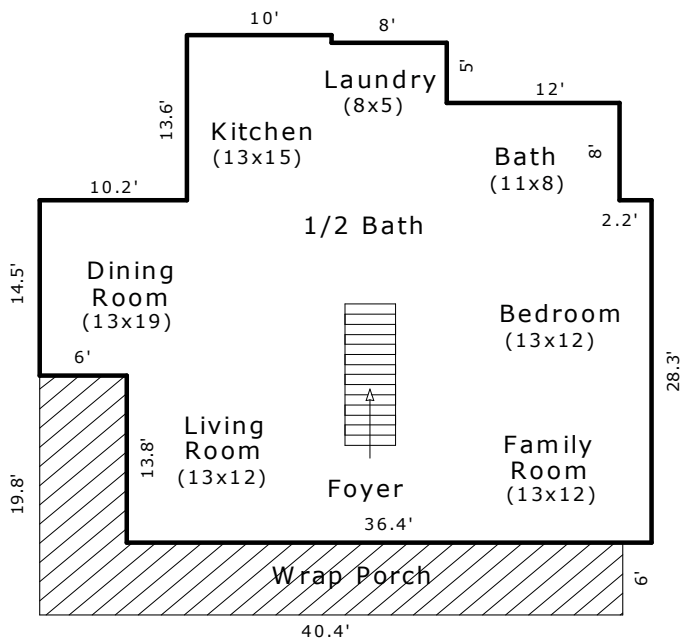


DISCLAIMER

This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2012

Building Sketch

Owner				
Property Address 211 E Prince Rd				
City Landrum	County Spartanburg	State SC	Zip Code 29356	
Owner				



Sketch by Apex Medina™

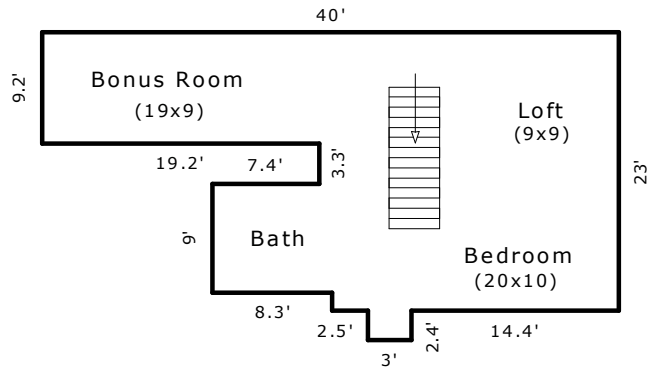
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1453.1	1453.1
P/P	Wrap Porch	325.2	325.2
Net LIVABLE Area		(rounded)	1453

LIVING AREA BREAKDOWN		
First Floor	Breakdown	Subtotals
	30.0 x 8.0	240.0
	42.4 x 14.5	614.8
	5.0 x 18.0	90.0
	13.8 x 36.4	502.3
	0.6 x 10.0	6.0
5 Items		(rounded) 1453

Building Sketch

Owner				
Property Address 211 E Prince Rd				
City Landrum	County Spartanburg	State SC	Zip Code 29356	
Owner				



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	Second Floor	727.5	727.5
Net LIVABLE Area		(rounded)	727

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
Second Floor			
20.8	x	3.3	68.6
40.0	x	9.2	368.0
2.4	x	3.0	7.2
1.5	x	19.9	29.9
9.0	x	28.2	253.8
5 Items		(rounded)	727



**STATE OF SOUTH CAROLINA
RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT**

INSTRUCTIONS TO PROPERTY OWNERS

1. South Carolina Code of Laws Title 27 Chapter 50 Article 1 requires that beginning January 1, 2003, an owner of residential real estate (single-family homes and buildings with up to four dwelling units) shall provide to a purchaser this property condition disclosure statement which must be completed prior to signing a contract of sale. This disclosure statement must be provided in connection with the sale, exchange, option and sale under a lease with an option to purchase. This disclosure statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited. A complete list of exemptions may be found in Section 27-50-30.
2. You must check one of the boxes for each of the 24 questions on pages 2 and 3 of this form.
 - a. If you check "Yes" for any question, you must explain the problem or attach a descriptive report from an engineer, contractor, pest control operator or other expert or public agency. If you attach a report, you will not be liable for any inaccurate or incomplete information contained in the report as long as you were not grossly negligent in obtaining or transmitting the information.
 - b. If you check "No" for any question, you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misrepresentation.
 - c. If you check "No Representation" for any question, you are stating that you are making no representation regarding the conditions or characteristics of the property, but you may have a duty to disclose even if you know or should have known of them. Please consult with an attorney to determine any potential liability you may have for checking this answer.
 - d. If you check "Yes" or "No" for any question and subsequently something happens to the property to render your statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly provide the purchaser a corrected statement or you may correct the problem.
3. If you are assisted in the sale of your property by a licensed real estate broker or salesperson, you remain solely responsible for completing and delivering this statement to the purchaser. The broker or salesperson must disclose any material facts about your property which he/she knows or reasonably should know, regardless of your responses on this statement. You are to complete this form yourself and answer all questions truthfully and as fully as possible. By signing below you acknowledge that the failure to disclose known material information about the property may result in liability.
4. You must provide the completed statement to the purchaser prior to the time you and the purchaser sign a contract to purchase your property or as otherwise agreed to in the contract. You should provide the purchaser a copy of this statement containing your signature and keep a copy signed by the purchaser for your records.

Initials RLM Seller 10/11 Date ___ Buyer ___ Date
Rev. 1/05

AS SELLER OF THE PROPERTY HEREIN IDENTIFIED, DO YOU HAVE KNOWLEDGE OF ANY PROBLEM (MALFUNCTION OR DEFECT) WITH ANY OF THE FOLLOWING:

	Yes*	No	No Representation
1. Foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications? a. Siding: masonry ___ wood ___ composition/hardwood <u>X</u> vinyl ___ synthetic stucco ___ <u>Hardi Board</u> b. Approximate age of structure <u>101</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Roof (leakage or other problem)? a. Approximate age of roof covering <u>Unknown</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Water seepage, leakage, dampness or standing water or water intrusion from any source in any area of the structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Electrical system (outlets, wiring, panel, switches, fixtures, etc)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Plumbing system (pipes, fixtures, water heater, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Heating and/or air conditioning? a. Heat source: furnace <u>X</u> heat pump ___ baseboard ___ b. Cooling source: central <u>X</u> wall/window unit(s) ___ c. Fuel source: electricity ___ natural gas <u>X</u> propane ___ oil ___ d. Approximate age of heating unit <u>10</u> /cooling unit <u>10</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Water supply (including water quality, quantity and water pressure)? a. water supply is: city/county <u>X</u> community system ___ private well ___ b. water pipes are: copper <u>X</u> galvanized ___ PVC/CPVC <u>X</u> polybutelene ___	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Septic system? a. Type system: septic tank ___ community system ___ connected to city/county system <u>X</u> city/county system available ___ b. Does the system require a pump? Yes ___ No <u>X</u> c. Has the septic system been serviced/pumped during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Appliances (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Present infestation, or damage WHICH HAS NOT BEEN REPAIRED from past infestation of wood destroying insects or organisms? a. Is there a transferable termite bond? Yes ___ No <u>X</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Drainage, grading or stability of soil or retaining structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Other built-in systems and fixtures? central vacuum ___ pool ___ hot tub ___ spa ___ attic fan ___ exhaust fan <u>X</u> ceiling fan <u>X</u> sump pump ___ irrigation system ___ cable tv wiring or satellite dish ___ security system ___ or other systems ___	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

REGARDING THE PROPERTY HEREIN IDENTIFIED, INCLUDING THE LOT, OTHER IMPROVEMENTS, AND FIXTURES LOCATED THEREON, DO YOU HAVE KNOWLEDGE OF ANY:

- | | Yes* | No | No Representation |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 13. Room additions or other structural changes? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. Environmental hazards (substances, materials or products) including asbestos, formaldehyde, radon gas, methane gas, lead-based paint, underground storage tank, toxic mold or other hazardous or toxic material (whether buried or covered), contaminated soil or water, or other environmental contamination? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. Nuisances (noise, odor, smoke, etc.) affecting the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Previous damage caused by fire? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Violations or variances of building codes or zoning ordinances? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 18. Restrictions to property use? (covenants or deed) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 19. Utility or other easements, shared driveways, party walls or encroachments from or on adjacent property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 20. Lawsuits, foreclosures, bankruptcy, tenancies, judgments, tax or other liens, proposed assessments or notice from any governmental agency that could affect title to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 21. Owners' association fees or "common area" expenses or assessments? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 22. Flood hazards or that the property is in a federally-designated flood plain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 23. Rental, rental management, vacation rental or other lease contracts in place on the property at the time of closing? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 24. Any outstanding charges owed by the tenant for gas, electric, water, sewerage, or garbage services provided to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

***IF YOU ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS, PLEASE USE THE FOLLOWING SPACE FOR YOUR EXPLANATION AND ATTACH ANY RELEVANT PROFESSIONAL REPORTS.**

(2) Laundry room water stain
 (13) Complete remodel in 2001
 (18) Standard deed restrictions
 (19) Storage building not within restriction

 (2) - During rainstorm listing agent observed a roof leak in the attic ⁰⁵ 1/30/2012

Initials: RLM Seller 10-5-11 Date _____ Buyer _____ Date _____
 Rev. 1/03

"Yes" explanations continued:

Multiple horizontal lines for providing explanations.

Owner(s) Acknowledgement

Property Address: 211 E. Plince Road

The property is currently: owner-occupied leased in an estate in foreclosure
vacant (If vacant, how long?) _____

Owner's Name(s): Robert J. Melover

Owner(s) acknowledge having examined this statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Robert J. Melover Date: 10-5-11

Owner Signature: _____ Date: _____

Purchaser(s) Acknowledgement

Purchaser(s) acknowledge receipt of a copy of this disclosure statement; that he/she has examined it before signing; that he/she understands that this is not a warranty by owner or owner's agent; that it is not a substitute for any inspections he/she may wish to obtain; and that the representations are made by the owner and not the owner's agent(s) or subagent(s). Purchaser(s) are encouraged to obtain his/her own inspection by a licensed home inspector or other professional.

Purchaser Signature: _____ Date: _____

Purchaser Signature: _____ Date: _____

(This form is approved by the South Carolina Real Estate Commission.)

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.

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

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser 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.

Agent's Acknowledgment (initial)

(f) SV 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.

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.

<u>Robert J. Mahovos</u>	<u>10-5-11</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>10-5-11</u>	_____	_____
Agent	Date	Agent	Date