

Heim, Kimber

From: Moorman, Patty
Sent: Wednesday, January 24, 2024 7:17 AM
To: Heim, Kimber
Subject: RE: 115989 PCL 010-1 RODGERS and MILLER

JR does not approve the RSP. He is not the Reviewer, I am. Once I approve, you can make the offer.

From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Sent: Wednesday, January 24, 2024 7:14 AM
To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Subject: 115989 PCL 010-1 RODGERS and MILLER

So Thomas has not gotten with me about a date and time to meet. I am going to contact him thru the cell number via text. When he contacted me, I let him know if he had found a place to move, he needed to provide a lease and we would need to tour the home and take pics to make sure DS&S. He told me he would contact the owners and request. Now its been two days and I have not heard from him. Once I get the 77555 work done today and tomorrow, I will send back the corrections, etc. to you so we can get to JR for his approval.

Kimber L. Heim
Realty Specialist Manager
ODOT – District 5
9600 Jacksontown Road
Jacksontown, OH 43030
Ph: 740-323-5422 (direct) Cell: 740-814-0708
FAX: 740-323-5125



Heim, Kimber

From: Moorman, Patty
Sent: Thursday, January 18, 2024 7:52 PM
To: Heim, Kimber
Subject: RE: 115989 Memo for Approval of RSP Amount
Attachments: 115989 MUS 376 PCL 010-1 SITE DESCRIPTION COMP ANALYSIS Revised.docx; 115989 MUS 376 PCL 010-1 Residential Workbook Revised.xlsx; 115989 MUS 376 PCL 010-1 RE-615 Revised.docx; 115989 MUS 376 PCL 010-1 PRIME COMP RSP Memo Revised.docx

First, on the relocation notes: I removed Aydin from the top right Relocatee's Names as he is no longer a Displacnee.

In the notes I added that if they move before the offer to purchase the property is presented they will not be eligible for benefits.

I removed reference that this is a non-residential parcel. It is a residential parcel. I removed that you gave the "non-residential brochure" and added a residential brochure.

Notes need to address that Thomas and Hope have new jobs and will not provide information on their income. They understand that without verification of income, low income will not be factored in to the calculated rent supplement payment. You need to state how many times you requested this information. I have attached the revised notes—you need to add the income info and finish with you submitted your determination for approval. You need to add your initials after each entry (per date)

On the RE600, I corrected the SF to 918 to match the memo for the site description. I changed total room count from 5 to 4. I did the drop down box for the basement to show it is unfinished.

On the RE611(T) I did the drop down box for exterior for Comp 2. To show wood. You need to add in the contact name for comp 3.

Market rent—you need to include the grid for your comps and prepare a memo explaining how you derived at \$675 and requesting approval of the amount you determined for market rent. You need to have approval of the market rent, not just make the determination and put it in your rsp determination.

In your memo for approval of the RSP and LRH, the first part of the memo you sent to me describes the house as what you had in your original memo, not what I revised. I changed the information so it matches the site description. I added in that this is a three comp determination (clarifying you do not need to ask for approval of less than 3 comparables). I added in the memo line that you are also requesting last resort housing approval. I removed that you are an agent in training. If you are an agent in training then I have to co-sign as a relocation agent. If I am a relocation agent, then I cannot be the reviewer. You are working as a relocation agent on "probation" with probational authority for my recording keeping. You do not state that in your parcel file.

Below is the list of what you would need to submit for billing of a RSP payment. While you are not submitting a billing, this is what you should be submitting as a package to a reviewer for approval. You have been submitting parts and pieces to me, which makes it difficult to review because things do not match. But that is okay as this was a learning experience for you on what all is needed for a determination. A LOT OF PAPERWORK TO SUPPORT THE DETERMINATION. On the future determinations, you need to put together the "package" when you ask for approval. It is what you would expect from a consultant. When I review a determination I should have everything in front of me at once—the workbook filled out, all supporting documentation, all memos, market rent if applicable, appraisal information to check, etc. We did this one slowly as you were learning. Take a look at the list below. You would not need the W9 and Supplier form or the claim form, but most of the other stuff you would be expected to forward. You would not be doing a DS&S inspection yet, and they did not provide you with income in this situation so you would not have the income verification form. You should have the rent and utility form filled out, and just state no lease, no rent but it does show the type of heat and other utilities in the house-or lack of in this case. I would use this as a checklist when I put the package together, and even include it in the submittal to document what I sent. For the determinations on FAI 33 I want you to send me a package, not pieces since you should now have a better idea of how to put together a housing payment.

I need the request for approval of the market rent and then I believe I have made all the corrections needed. I don't think you ever sent me your final grid and definitely no memo for approval. Review and turn any red text to black. Once I receive your market rent memo to approve, I will then approve everything. Prepare your offer letters.

6603.09 Billing Package - Owner Occupant of Less than 90 Days or Tenant Occupant Who Rents

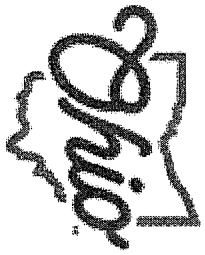
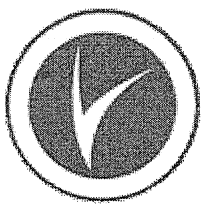
A. The complete billing package must be approved by the Relocation Reviewer prior to the Residential Claim Form (RE-617) being presented to the Displaced Person for signature. The contents of the billing package for a replacement housing payment are:

1. W-9 Form and Vendor Information Form (VIF), as applicable.
2. Original and one copy of the Residential Claim form (RE-617).
3. One copy of the Residential Site Occupant Relocation Record form (RE-610).
Allowance Schedule for the site and comparable;
5. One copy of the RE 607 with attached, signed and dated lease or three rent receipts for the acquired site and one rent receipt for the replacement site, plus the Utility Allowance Schedule for the replacement site.
6. One copy of the Economic Rent, if applicable, including:
 - a. One copy of the documentation to support all figures used in the Economic Rent computation.
7. One copy of the Tenant Income Verification form (RE-604) if the 30% of income approach is applicable. Include a copy of the appropriate U.S. Department of Housing and Urban Development's Annual Survey of Income Limits for the Public Housing and Section 8 Programs web page highlighted for the project area.
8. One copy of the Decent, Safe and Sanitary Certification form (RE-616).
9. One copy of the Relocation Offer Letter/90-Day Notice Letter (RE-O or RE-T).
10. One copy of the memo to file on a request for Last Resort Housing, if applicable.
11. One copy of the memo to file on a request for the use of Less than Three Comparables, if applicable.
12. One copy of the Assignment Letter when payment is to be made to a third party. The assignment must be signed and dated by both the Displaced Person and the Assignee. The Assignee's tax identification number should also appear on this form.
13. One copy of any Appeal Letter and related documentation, if applicable.
14. One copy of the Relocation Agent's typed notes (RE-615).
15. One copy of any miscellaneous documentation or memos to file in support of payments, as applicable

Patty Moorman

Relocation Unit Manager

ODOT Office of Real Estate, MS 4120
1980 W. Broad St., Columbus, OH 43223
Cell 1-419-551-8716
Patty.Moorman@dot.ohio.gov



**Department of
Transportation**

From: Kimber <Kimber.Heim@dot.ohio.gov>
Sent: Thursday, January 18, 2024 5:01 PM
To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Subject: RE: 115989 Memo for Approval of RSP Amount

2nd page of the RSP and LRH memo has the RSP amount and the LRH information.

Kimber L. Heim
Realty Specialist Manager
ODOT – District 5
9600 Jacksontown Road
Jacksontown, OH 43030
Ph: 740-323-5422 (direct) Cell: 740-814-0708
FAX: 740-323-5125



From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Sent: Thursday, January 18, 2024 4:46 PM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: Re: 115989 Memo for Approval of RSP Amount

You have 2 memos that look the same. You are not a trainee. Take that out. Both memos are site descriptions. Did you send wrong ones? I need memo for request for approval.

Get Outlook for IOS

From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Sent: Thursday, January 18, 2024 4:42:00 PM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: Re: 115989 Memo for Approval of RSP Amount

Call the mom.

I am just looking at everything, but you need corrections on re 600. Square footage, room count. In note, preacq, low move amount is \$5,000 not \$2500

Get Outlook for iOS

From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Sent: Thursday, January 18, 2024 4:37:59 PM

To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>

Subject: RE: 115989 Memo for Approval of RSP Amount

Well, Patty, Thomas nor Hope's phones are accepting calls per a message you get when you dial the number...so I have texted them both. Do not know if going through and being read.

I will add to my notes. I have spoken to Shields Properties, Helen, and Tami Passwaters the rental agents... Properties are still available and no showings scheduled as of yet, and their application process takes two weeks for Shields, unless someone pays entire year with the application. Tami Passwaters lives in Dublin and due to the weather will not be showing her 947 Moxahala until next week.

Does this excuse us for not getting offer to them within the 7 days?

Kimber L. Heim

Realty Specialist Manager

ODOT – District 5

9600 Jacksontown Road

Jacksontown, OH 43030

Ph: 740-323-5422 (direct) Cell: 740-814-0708

FAX: 740-323-5125



From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>

Sent: Thursday, January 18, 2024 3:16 PM

To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: RE: 115989 Memo for Approval of RSP Amount

How you doing?

From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Sent: Thursday, January 18, 2024 11:00 AM
To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Subject: RE: 115989 Memo for Approval of RSP Amount

I am reading thru the LRH memo, and the notes...

Kimber L. Heim
Realty Specialist Manager
ODOT – District 5
9600 Jacksontown Road
Jacksontown, OH 43030
Ph: 740-323-5422 (direct) Cell: 740-814-0708
FAX: 740-323-5125



From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Sent: Thursday, January 18, 2024 10:49 AM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: 115989 Memo for Approval of RSP Amount

Do you need an example of anything?

From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Sent: Thursday, January 18, 2024 10:48 AM
To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Cc: Gilmore, Drew <drew.gilmore@dot.ohio.gov>
Subject: RE: 115989 Memo for Approval of RSP Amount

Wow! Mrs. Patty Moorman your assistance and expertise show in how you worked with my original memo.

Thanks so much for all your patience with this process and training me. I am going to continue to work on the rest of my workbook and memos and get them to you as soon as possible.

Kimber L. Heim

Realty Specialist Manager

ODOT – District 5

9600 Jacksontown Road

Jacksontown, OH 43030

Ph: 740-323-5422 (direct) Cell: 740-814-0708

FAX: 740-323-5125



OHIO DEPARTMENT OF
TRANSPORTATION

From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>

Sent: Thursday, January 18, 2024 10:12 AM

To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: RE: 115989 Memo for Approval of RSP Amount

I MADE REVISIONS TO THE MEMO. BASED ON THE APPRAISAL. IT SHOULD BE READY TO GO. READ THROUGH IT.

You will need a memo to file requesting approval of the determination, approval of use of Last Resort Housing, which discusses the Non-DS&S condition of the home and your search efforts to locate comparables, how long, that you have already lost comparables due to a fast moving market, etc...

You will need your updated relocation notes –up to today when you are submitting your offer.

From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Sent: Thursday, January 18, 2024 9:29 AM

To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>

Subject: RE: 115989 Memo for Approval of RSP Amount

OK, here it is. I printed for myself as well.

Kimber L. Heim

Realty Specialist Manager

ODOT – District 5

9600 Jacksontown Road

Jacksontown, OH 43030

Ph: 740-323-5422 (direct) Cell: 740-814-0708
FAX: 740-323-5125



From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>

Sent: Thursday, January 18, 2024 9:20 AM

To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: RE: 115989 Memo for Approval of RSP Amount

Please send me a copy of the appraisal for Thomas/Charlie.
I want to see how the appraiser addresses the square footage and condition of the house—make sure your description match.

From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Sent: Thursday, January 18, 2024 8:44 AM

To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>

Subject: RE: 115989 Memo for Approval of RSP Amount

It is on me...I was not forceful, I guess. I told her I had to do additional comp search. I assumed she understood. I discussed with JR, thought he would make sure Greg understood and Megan was told to re-schedule on Friday... That did not happen. Not going to blame her, because I did not send an email telling her to re-schedule.

So, I will work diligently the rest of the day, to get this package's I's dotted and T's crossed...and to you for review.

Kimber L. Heim

Realty Specialist Manager

ODOT – District 5

9600 Jacksontown Road

Jacksontown, OH 43030

Ph: 740-323-5422 (direct) Cell: 740-814-0708

FAX: 740-323-5125



From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>

Sent: Thursday, January 18, 2024 8:36 AM

To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: 115989 Memo for Approval of RSP Amount

So she knew on the Wednesday before she made the offer on Saturday, that you were not ready?

From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Sent: Thursday, January 18, 2024 8:34 AM
To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Subject: RE: 115989 Memo for Approval of RSP Amount

No, I told her on Wednesday that I had to check the comps and if they were available, then when only one comp was still vacant CARROLL Street, I told her I had to get comps and establish RSP. I had conversation with JR no email to back up...about not making the offer on Saturday. There was a Project Update meeting. FMVE had not been set for the other three parcels due to VA not submitted. Sometimes things I request are overlooked because of an unnecessary urgency.

Kimber L. Heim
Realty Specialist Manager
ODOT – District 5
9600 Jacksontown Road
Jacksontown, OH 43030
Ph: 740-323-5422 (direct) Cell: 740-814-0708
FAX: 740-323-5125



OHIO DEPARTMENT OF
TRANSPORTATION

From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Sent: Thursday, January 18, 2024 8:30 AM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: 115989 Memo for Approval of RSP Amount

She thought you were making the offer last Friday? Or she had no idea if you were making the offer or not?

From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Sent: Thursday, January 18, 2024 8:29 AM
To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Subject: RE: 115989 Memo for Approval of RSP Amount

No not until Tuesday was she advised in writing. A phone meeting for updates...on Friday while we were out...so verbal to Greg at best, if JR remembered.

Kimber L. Heim

Realty Specialist Manager

ODOT – District 5

9600 Jacksontown Road

Jacksontown, OH 43030

Ph: 740-323-5422 (direct) Cell: 740-814-0708

FAX: 740-323-5125



From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>

Sent: Thursday, January 18, 2024 8:27 AM

To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: RE: 115989 Memo for Approval of RSP Amount

That is not the purpose of the letter.

If we go over a few days, not a big deal. You just send me a memo stating the situation asking for forgiveness.

So to be clear, Megan was advised she had to wait for relocation and made the offer anyway? Was she advised in writing?

Patty Moorman

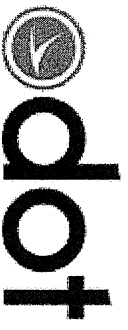
Relocation Unit Manager

ODOT Office of Real Estate, MS 4120

1980 W. Broad St., Columbus, OH 43223

Cell 1-419-551-8716

Patty.Moorman@dot.ohio.gov



Where to find Real Estate Training

[Webinars-Archived](#)
[eLearning](#)



From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Sent: Thursday, January 18, 2024 8:24 AM

To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>

Subject: RE: 115989 Memo for Approval of RSP Amount

I can present the Relocation Eligibility Letter to Thomas and Hope later today, per the manual that will suffice for the 7 day notice. 6304. Relocation Eligibility Letter.

Kimber L. Heim

Realty Specialist Manager

ODOT – District 5

9600 Jacksontown Road

Jacksontown, OH 43030

Ph: 740-323-5422 (direct) Cell: 740-814-0708

FAX: 740-323-5125



**OHIO DEPARTMENT OF
TRANSPORTATION**

From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>

Sent: Thursday, January 18, 2024 7:57 AM

To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: 115989 Memo for Approval of RSP Amount

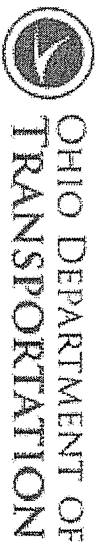
Yes I can meet with Thomas and Hope. I am a little concerned about the weather forecast.

From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Sent: Wednesday, January 17, 2024 4:42 PM
To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Subject: 115989 Memo for Approval of RSP Amount

Here is my memo requesting approval for the RSP.

Would you be able to meet Thomas and Hope on Friday in the afternoon?

Kimber L. Heim
Realty Specialist Manager
ODOT – District 5
9600 Jacksontown Road
Jacksontown, OH 43030
Ph: 740-323-5422 (direct) Cell: 740-814-0708
FAX: 740-323-5125



← Search

Overview

Schools

Sale & Tax History

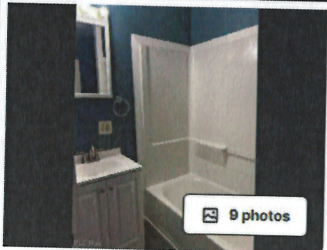
♡ Favorite

✕ X-Out

↗ Share



👤 Street View



📷 9 photos

631 Taylor St, Zanesville, OH 43701

\$1,195/mo
Price

2
Beds

1
Baths

—
Sq Ft



Contact 631 Taylor St

Request a tour

or

Send a message

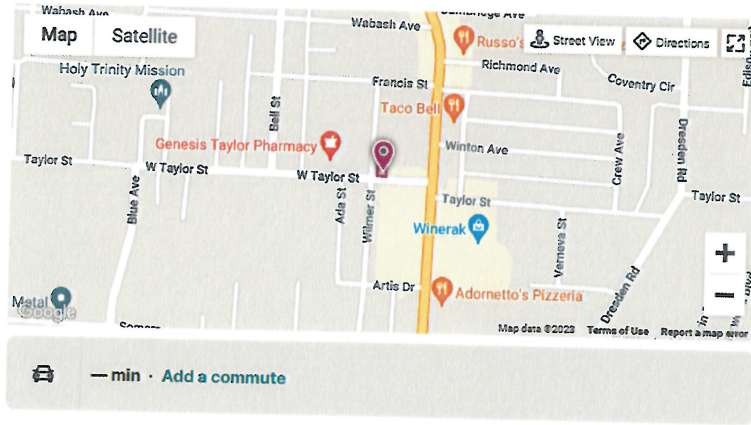
(740) 319-1818

About 631 Taylor St

This 2 bedroom , new kitchen cabinets, countertops, backsplash, carpet, porch

Listed by Jay Phillis • 740-319-1818 (agent) • jphillis@lepirealestate.com (agent)

Redfin checked: **Just now** (Nov 13, 2023 at 9:04am) • Source: Yes-MLS #4501440



9/18/83

Income Verif

Aydin - Primary New

17 pay periods \$14,667 / ^{hour} 8/25 / per 8/31

\$15 / hr

= \$862.76 / pp

ground up

~~1000 x 26 = 26000~~

~~1000 x 26~~

26 pay periods

= \$22,432⁰⁰

30%

\$861

260

\$821⁰⁰
month

\$6729.50 / yr

÷ 12 = \$561⁰⁰ / month

rent

+ utilities electric \$200⁰⁰
gas \$60⁰⁰

260

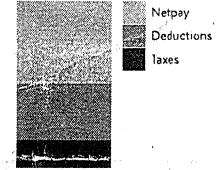
Statement of Earnings and Deductions.

Wal-Mart Associates, Inc., 702 S.W. 8th St., Bentonville, Arkansas 72716. ☎ 479-273-4000

Pay Period: 08/12/2023 - 08/25/2023

<p>PAID TO AYDIN FOLEY</p> <p>8895 GAYSPORT HILL RD BLUEROCK, OH 43720</p> <p>THIS IS NOT A REAL CHECK</p>	<p>Deposit Date: 08-31-2023 Advice # 656129998</p> <p style="text-align: right; font-size: 1.2em;">\$560.47</p> <p>WoodForest National Bank CHECK DEPOSIT xxxxxxxx9105 \$560.47</p>
--	---

CURRENT PAY OVERVIEW



08/12 - 08/25

PTO	HRS
PTO AVAILABLE	11.86
PROPTOUSEDYTD	30.75
PROTECTED PTO	1.67

CATEGORY	
Pay Category	Hourly

FEDERAL TAX WITHHOLDING

Tax Method	Single
Claim Dependents	\$0.00
Additional Withholding	\$0.00

STATE TAX WITHHOLDING

Tax Method	Single
Exemptions	0
Additional Withholding	\$0.00

EARNINGS	HOURS	RATE	CURRENT	YEAR TO DATE
REGULAR EARNING	71.23	\$15.0000	\$1,068.45	\$14,081.10
OVERTIME EARN			\$0.00	\$49.51
PROT PTO USED	5.00	\$15.0000	\$75.00	\$461.25
W+ MBR GROSS			\$0.00	\$75.14
WRKDHRS	71.23			
Total			\$1,143.45	\$14,667.00

DEDUCTIONS	CURRENT	YEAR TO DATE
FITNESS PASS	\$15.00	\$45.00
INSTAPAY DED	\$371.18	\$2,480.18
W+ MBR NET	\$0.00	\$48.88
Total	\$386.18	\$2,574.06

TAX	CURRENT	YEAR TO DATE
FEDERAL TAX	\$64.82	\$826.46
SOCIAL SECURITY	\$70.89	\$909.35
MEDICARE	\$16.58	\$212.67
OHIO	\$22.78	\$290.59
ZANEJEDD OH	\$21.73	\$278.68
Total	\$196.80	\$2,517.75

	CURRENT	YEAR TO DATE
NET PAY	\$560.47	\$9,575.19

Item	Subject	Comparable #1		Comparable #2		Comparable #3	
Address	8895 Gaysport Hill Road Gaysport, OH 43720	940 Hopewell Road N Hopewell, OH 43746		1328 Richey Road Unit B Zanesville OH 43701		633 Baker Street Zanesville, OH 43701	
Monthly Rental Rate	0	675		900		895	
Data Source: (newspaper, realtor, internet site)		Internet/Owner		Internet/Owner		Internet/Owner	
Contact Information (name/phone number)		Clay Lattimer		Tami Passwaters		Tami Passwaters	
Item	Subject	Description	Adjustment	Description	Adjustment	Description	Adjustment
Type of Dwelling (single family, duplex, multi- unit)	Single/1 acre	Single/mobile home	0.00	Multi/townhome	-\$200	Single	-\$200
Exterior Finish	aluminum	aluminum		Brick/aluminum		aluminum	
Age of Dwelling	1900	1996		1975		1901	
Lot size, if applicable	1 acre	Mobile home lot		n/a		40 x 60	
Off Street Parking (number of spaces available to renter)	yes	yes		yes		yes	
Garage (number of bays/attached or detached)	Carport/lean to	no		no		no	
Number of rooms above grade	5	6		5		7	
Number of finished rooms below grade	0	0		0		0	
Total number of rooms in home	5	6		5		7	
Basement (Full or Partial, Finished or Unfinished)	no	no		no		crawl	
Number of Bathrooms	1	1		1		1	
Gross Sq. Ft.	876	800		1000		1320	
Water: city water or well water	well	city		city		city	
Heat: Gas, Oil, Electric, Propane	propane, wood pellets	electric		electric		gas	
Cooking: electric, gas, other	electric	electric		electric		electric	
Air-conditioning	n/a	window		yes		window	
School District	Franklin	West Muskingum		Zanesville		Zanesville	
Condition: (good, fair, poor)	poor	fair		good		fair	
Other:							
Indicated Rental Amount		\$675.00		\$900.00		\$895.00	
Comments on Market Data							
Final Reconciliation of Market Rent							

I estimate the monthly market rent of the Subject as of September 12th 2023 to be \$825.00

Signature of Preparer: _____

To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Subject: RE: 115989 Economic Rent Grid

Here is the grid

Kimber L. Heim

Realty Specialist Manager

ODOT – District 5

9600 Jacksonville Road

Jacksontown, OH 43030

Ph: 740-323-5422 (direct) Cell: 740-814-0708

FAX: 740-323-5125



OHIO DEPARTMENT OF
TRANSPORTATION

From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>

Sent: Friday, December 8, 2023 9:00 AM

To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: RE: December 8th --Relocation Discussion

Did you fill out the eco rent grid?

From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Sent: Friday, December 8, 2023 8:44 AM

To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>

Subject: RE: December 8th --Relocation Discussion

Morning Patty:

Here are my notes and the RE 600 workbook...for our meeting. I am reviewing current rental locations this morning as well.

Kimber L. Heim

Realty Specialist Manager

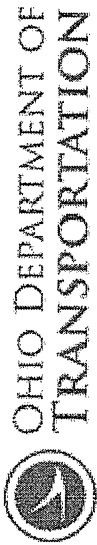
ODOT – District 5

9600 Jacksonville Road

Jacksontown, OH 43030

Ph: 740-323-5422 (direct) Cell: 740-814-0708

FAX: 740-323-5125



From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>

Sent: Wednesday, December 6, 2023 8:15 AM

To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: RE: December 8th --Relocation Discussion

You may want to see if they push it out, how far are they pushing—a few months or a year? Why don't you let me know what happens at your meeting. With the plans being rejected, is it little stuff, or could there be a major design change?

With Christmas, maybe we should shoot for after the first of the year. Folks may not want to meet the week before Christmas. In January I am open 1/3-4, I would just need to back to the Mansfield area in the evening for a meeting.

Patty Moorman

Relocation Unit Manager

ODOT Office of Real Estate, MS 4120
1980 W. Broad St., Columbus, OH 43223

Cell 1-419-551-8716

Patty.Moorman@dot.ohio.gov



Where to find Real Estate Training

[Webinars-Archived](#)

[eLearning](#)



From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Sent: Wednesday, December 6, 2023 8:06 AM
To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Subject: RE: December 8th --Relocation Discussion

There was a question about a well...which is an abandoned well from the school. But the appraisal is done.

Consultant preparing the offers is the hold up...titles needed corrections, etc. I am finishing that up and then the consultant will be able to move forward. I will check with West Erie to see if they have completed the VAs for the other two properties.

I was hoping to plan pre acq surveys with 77555 the week of the 18th. I was just asked if I felt 77555 needed pushed back because of the relocations. I had already said relocations to vacant properties is going to be tough in one year....the inventory in the area has dwindled...and the prices are still high. So at noon today, they are having a meeting to decide the FY25 lockdown and push projects to the next FY. We will see what happens. Per JR, someone needs to be blamed for the push, and it seems Real Estate is going to provide the reason. Plans are somewhat complete, have been rejected, and supposed to be submitted by 12/15.... The reason I wanted to push to 18thg to begin meeting. I will spend next week getting contact with owners and setting up meetings. Please let me know if your schedule allows for the Pre-Acqs week of 12/18 or we start fresh 01/03?

Kimber L. Heim

Realty Specialist Manager

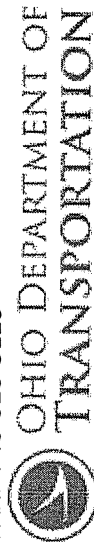
ODOT – District 5

9600 Jacksontown Road

Jacksontown, OH 43030

Ph: 740-323-5422 (direct) Cell: 740-814-0708

FAX: 740-323-5125



From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Sent: Wednesday, December 6, 2023 7:57 AM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: December 8th --Relocation Discussion

Kimber,

A few questions. What is the hold up from the consultant for Thomas and Hope? Is the appraisal in?

For Caleb and Zack, if they are going to build, look at your project schedule. Building can take awhile due to time of year, delay in getting materials, etc. We can talk about this more on Friday.

For 77555, it is time for the pre-acquisition interviews so we can establish what we have. We will talk about this on Friday, but you do not wait for the final plans, just plans that clearly show a relocation, which it sounds like you have. Also, keep in mind you are not approved yet to handle relocation on your own so any discussions of relocation and interviews need to be done with me along for guidance. With the houses that do not have people in them, they probably still have personal property to move. And have you driven the project looking for any other items of personal property on other parcels that may need relocated off the proposed right of way? Let's try to get some dates set for the interviews and driving the project. I will be in your District on the 19th for the Staff Development Discussions. Do you want to try to schedule interviews for the afternoon and evening of the 19th and morning/early afternoon of the 20th and I will see if I can stay over again? What does your schedule look like for those days?

Patty Moorman

Relocation Unit Manager

ODOT Office of Real Estate, MS 4120
1980 W. Broad St., Columbus, OH 43223

Cell 1-419-551-8716

Patty.Moorman@dot.ohio.gov



Where to find Real Estate Training

[Webinars-Archived](#)
[eLearning](#)



From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Sent: Monday, December 4, 2023 9:34 AM
To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Subject: RE: December 8th --Relocation Discussion

Morning Patty:

I am finishing up the prep for 115989 MUS 376 Thomas Rogers and Hope Miller. The consultant is not ready to go make offers yet to meet with Charlie Rogers. Thomas has found a rental house he thinks will work good for him. I will get all my research and my notes finished up so you can review, critique and correct.

Just to give you an update: 111621 is on hold for plans, so consultant cannot start appraisals. However, I am keeping in touch with both Caleb Horn and Zack Taylor to keep them in the loop. Both still want to purchase vacant land and build new home on the property.

77555 has issues, JR is pushing because of the timeline not changing, but the plans still not prepared enough for appraisers...as of last week. I have pulled together the information on the seven relocations. Two relocations, the mansion owners do not live there anymore as their primary residence, could be a tenant relocation; and a property on the south of US33 does not have anyone living in it, so no relocation there, I believe. The Boyers have been in touch with me and state one of them is living in the property. I do not think he is, but we will see (the property with the bleachers). The other three residential properties will be full relocation I believe. And the Eichhorn commercial property which does not look currently occupied, Mr. Eichhorn passed away in May 2023.

Kimber L. Heim

Realty Specialist Manager

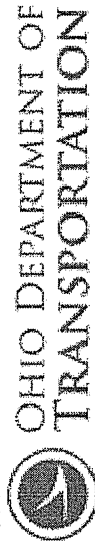
ODOT – District 5

9600 Jacksontown Road

Jacksontown, OH 43030

Ph: 740-323-5422 (direct) Cell: 740-814-0708

FAX: 740-323-5125



From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>

Sent: Monday, December 4, 2023 9:21 AM

To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: December 8th --Relocation Discussion

Kimber,

Are you available for a TEAMS meeting this Friday to talk about D5's relocation? We need to get moving on this. Come up with a plan. I have a 9 meeting, but after that, I am open.

Patty Moorman

Relocation Unit Manager

ODOT Office of Real Estate, MS 4120
1980 W. Broad St., Columbus, OH 43223

Cell 1-419-551-8716

Patty.Moorman@dot.ohio.gov

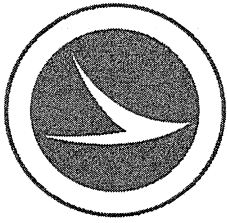


Where to find Real Estate Training

[Webinars-Archived](#)

[eLearning](#)





OHIO DEPARTMENT OF TRANSPORTATION
Mike DeWine, Governor

Jack Marchbanks, Ph.D., Director

District 5
9600 Jacksontown Rd., Jacksontown, OH 43030
740-323-4400
transportation.ohio.gov

January 11, 2024

Charlie N. Rodgers
883 Goddard Avenue
Zanesville, OH 43701-3808

SUBJECT: PID 115989, Parcel 010
ADDRESS: 8895 Gaysport Hill Road
Blue Rock, OH 43720

Dear Ms. Rodgers:

This letter is to inform you of the decision concerning your eligibility for relocation benefits. You are the sole owner of a residential home located at 8895 Gaysport Hill Road, Blue Rock, Ohio. The home is occupied by your brother, Thomas Rodgers and Hope Miller. You acquired this property on June 29, 2020.

You have indicated that title to this property was transferred to you from a relative to hold in your name until your brother turned 18. At that time the intention was it would then be transferred into his name. . This has been confirmed with your brother, Thomas, your mother Virginia and your father Thomas, Sr. Therefore, you have never collected rent for this home, nor have you paid any real estate taxes as auditors show the taxes are in arrears from the date you took title. You have confirmed that you have no personal property on site, do not pay any of the utilities and any updates or needed repairs to the home are the responsibility of your brother. You also have never offered this property for rent on the open market. Based on the above, the determination has been made that Landlord Status does not apply and since you have no personal property to move you will not be eligible for relocation benefits.

You do have the right to appeal this decision. If you choose to appeal this decision, please contact:

Ohio Department of Transportation
ATTN: Administrator, Office of Real Estate
1980 West Broad Street
Mail Stop 4120
Columbus, OH 43223

This determination does not impact your acquisition rights and you will be contacted in the near future concerning the Fair Market Value Estimate (FMVE) Offer being made on behalf of The State of Ohio, Department of Transportation for the purchase of your property.

ODOT looks forward to working with you through the acquisition process.

Best regards,

Kimber L. Heim
D5, Realty Specialist Manager
Relocation Agent Trainee

cc: 115989 Parcel 010 file



458 Spangler Dr, Zanesville, OH 43701

\$900/mo **2** **1** **—**
Price Beds Baths Sq Ft



Contact 458 Spangler Dr

[Request a tour](#)

or

[Send a message](#)

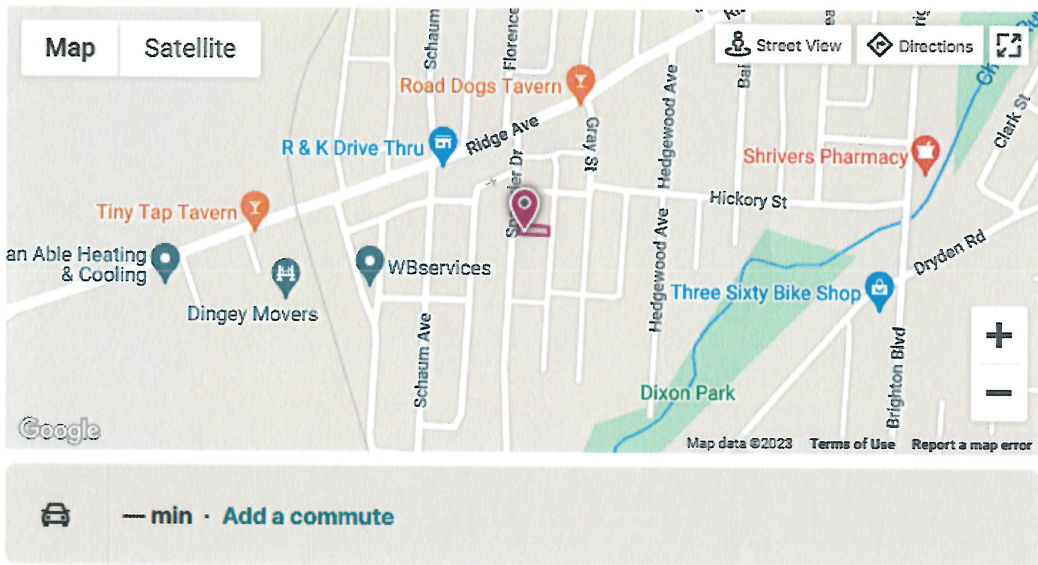
[\(800\) 976-9181](#)

About 458 Spangler Dr

Newly renovated, cozy 2 bedroom, 1 bath home with a finished basement that offers an optional 3rd bedroom. Off street parking available with the single car garage in the back of the home. Pets 25# and under allowed, with owner's approval, with additional fees. No more than 2 pets

[Show more](#)

Listed by Andrew Ankrum • [800-976-9181](#) (agent) • rentals@lepireslestate.com (agent)





Zillow

Save Share Hide More

\$995/mo 3 bd | 2 ba | 1,200 sqft

1072 Moxahala Ave, Zanesville, OH 43701

House for rent

List your rental on Zillow

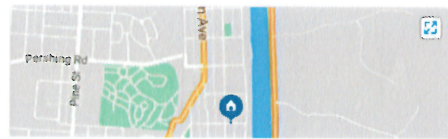
Request a tour

Apply now

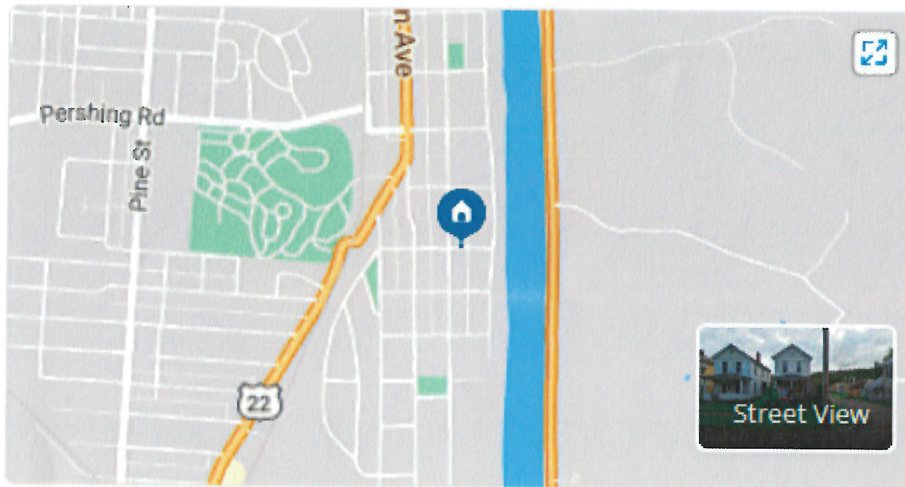
Overview Facts and features Price History Nearby schools

Fast & easy Zillow application.
This property accepts Zillow applications. Click 'Apply now' to fill out the online form once and apply to as many participating properties as you want. Just \$35 for 30 days.

- Date available** Available Now
- Pets** Cats, Dogs
- Parking** Contact manager
- Type** Single Family Residence
- Laundry** Hookups
- Deposit & fees** \$995
- Cooling** Contact manager
- Heating** Contact manager



614-879-1935 rental manager



Travel times



Add a destination

Overview

9 days listed | 29 contacts | 4 applications

1072 MOXHALA AVE \$995/MO AVAILABLE

zanesvillere rentals.com

3 Bedroom 2 Bath House For Rent, \$995 Deposit + \$995/Mo Rent +\$60 Application Fee, Very Spacious Rooms, High Efficiency Gas Furnace, Washer/Dryer Hook Up, Pet Friendly with fee. Residents Responsible For Gas, Electric, Water And Grass. Prorated Rent, And Deposit Due Upon Signing Of The Lease. To Set Up an Appointment To See The Property Please Call Us At zanesvillere rentals.com. We do not accept Section 8.

Tenant pays all utilities plus yard upkeep



OHIO DEPARTMENT OF TRANSPORTATION

DISTRICT 5 PRODUCTION

CALCULATION SHEET

DATE: _____ INITIALS: _____

PID: _____ CHECKED BY: _____

CRS: _____

ITEM NO: _____ ITEM EXT: _____

DESCRIPTION: _____

Possible - move the house

- update the comps
on AP workbook

complete utility thing

letter

memo to file Chatter

Memo to file Thomas

7.9 5.1 115989

9.4 9.3

8.8 5.0

6.3 12.2 77555

9.0



OHIO DEPARTMENT OF TRANSPORTATION
 DISTRICT 5 PRODUCTION
 CALCULATION SHEET

DATE: _____ INITIALS: _____
 PID: _____ CHECKED BY: _____
 CRS: _____
 ITEM NO: _____ ITEM EXT: _____
 DESCRIPTION: _____

Back Young - Realtor
 that house showing
 like crazy

~~5 pm~~

~~\$ 519,000⁰⁰~~
 barn a little
 smaller

~~appraiser - date for~~

~~mortgage - paying off~~

~~\$ 400,000 \$ 433,000~~

~~scenarios~~



22 South 7th Street
Zanesville, OH 43701
(740) 453-6029



APPLICATION PROCEDURES

NO PETS ALLOWED * NO SMOKING INSIDE THE DWELLING**

1. \$35.00 Application Fee for Each Adult Applicant.
2. Photo ID and Proof of Income must be supplied with the application.
3. **Requirements to take Possession:**
 - Renter's Insurance is required of all tenants. Minimum Liability limit of \$300,000.**
 - Pay Security Deposit which is Equal to the Monthly Rent**
 - Pay 1st Month Rent**
 - Connect All Required Utilities in Resident's Name Effective the Date of Possession**
 - Have Renter's Insurance Effective the Date of Possession**
 - If tenant is a first-time renter and/or has no rental references, the last month rent will also be required.**
4. Credit Report and Background Check will be pulled and evaluated by Shield Properties. Applications that include criminal activity for felonies and drug charges will be denied.
5. Previous evictions and/or foreclosures will be evaluated. The application will be denied if there was an eviction within the last 5 years or a foreclosure within the last two years.
6. Applicant(s) must not have any outstanding judgements from landlords.
7. The current status as well as the history of rental and/or mortgage payments will be verified and evaluated. All payments must be current at the time of application. The rental references must be from someone other than parents or relatives.
8. Employment and/or all sources of income will be verified. If using employment income for qualification purposes, the applicant must no longer be in a probationary period of employment. Applicant is responsible for supplying income verification by providing pay records and award letters. If the applicant is self-employed the most recent 2 years tax returns and bank statements must be provided.
9. Monthly housing payment for the home applied for must be less than 40% of total income.
10. Total monthly obligations must be less than 55% of total disposable income.
11. If applying for a home to be purchased on Land Contract or Lease Option, proof of the down payment must be submitted at the time of application.

12. The applicant(s) agree to allow Shield Properties to inspect the property that the applicant is currently residing in. The condition must be acceptable to the Shield Properties.
13. The applicants consent to allowing the Shield Properties to run a credit and background check and share the reports with any lending institution or broker that the Shield Properties chooses to see if permanent financing can be obtained or the likelihood of converting a land contract or lease option to a refinance at the termination of the creative contract term.
14. Applicants filing bankruptcy may be considered. Please document debts to be discharged and submit with the application. A copy of the court documents for the bankruptcy must be submitted with this application. Final approval of the application will be granted or denied based upon the final discharge and the resulting credit status. If applicant is currently in bankruptcy, the application will only be considered if the Seller/Landlord/Lessor can be paid monthly through the bankruptcy trustee.
15. No trampolines or swimming pools will be permitted on the rental property.
16. Submit application and direct application questions to:

Missy Prest, Unlicensed Assistant, for Doug Ray, Broker for Shield Properties, LLC, Property Management Company, **22 South 7th Street**, Zanesville, Ohio 43701, **740-453-6029**.

I understand and consent to the screening guidelines and understand that NO PETS ARE ALLOWED:

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____



Fair Housing is Everyone's Right!

OHIO RENTAL APPLICATION

FOR OFFICE USE ONLY

Suspend Marketing _____
 Pets are Are not Permitted in this residence
Do they have a pet: Yes No
Monthly Rent _____
Security Deposit _____
Move-In Special _____

DATE: _____

PREMISES _____ ZIP _____

Desired Date of Occupancy _____ Minimum Years of Occupancy Expected _____

APPLICANT INFORMATION

APPLICANT _____ Applicant SSN _____ - _____ - _____ Date of Birth _____
Last First Initial
Current Address Street _____ City _____ State _____ Zip _____
Home Phone _____ Mobile Phone _____ E-mail _____
Drivers License Number _____ Emergency Contact: Name _____ Phone _____
Vehicle Make & Type _____ Color _____ Year _____ License Number _____

CO-APPLICANT _____ Co-applicant SSN _____ - _____ - _____ Date of Birth _____
Last First Initial
Current Address Street _____ City _____ State _____ Zip _____
Home Phone _____ Mobile Phone _____ E-mail _____
Drivers License Number _____ Emergency Contact: Name _____ Phone _____
Vehicle Make & Type _____ Color _____ Year _____ License Number _____

NAMES OF OTHERS THAT WILL BE LIVING WITH YOU:
1. _____ DOB _____
2. _____ DOB _____
3. _____ DOB _____

PRESENT LANDLORD: Name _____ Does your landlord know you are moving? yes no
Phone _____ Fax _____ E-mail _____

How long have you lived at your present address? _____ Rent Paid \$ _____ What is the reason for moving from your present address? _____

Former Address _____ When and how long did you live there? _____

Landlord _____ Rent Paid _____

Phone _____ Fax _____ E-mail _____

EMPLOYMENT INFORMATION

APPLICANT'S EMPLOYER _____ Address _____ Phone _____ Ext. _____

Length Of Time Employed _____ Supervisor _____ Approximate Monthly Income _____ Position Held _____

If Less Than One Year Give Previous Employer _____ Address _____ Phone _____

Length Of Time Employed _____ Supervisor _____ Approximate Monthly Income _____ Position Held _____

CO-APPLICANTS EMPLOYER _____ Address _____ Phone _____ Ext. _____

Length Of Time Employed _____ Supervisor _____ Approximate Monthly Income _____ Position Held _____

If Less Than One Year Give Previous Employer _____ Address _____ Phone _____

Other Sources of Income: _____

PETS

Do you currently have a pet living with you? Pets: Dog Cat Other _____

Pet 1) Type _____ Breed _____ Weight _____

Pet 2) Type _____ Breed _____ Weight _____

Pet 3) Type _____ Breed _____ Weight _____

If a pet is permitted a \$ _____ per pet deposit is required, and the monthly rent is increased by \$ _____ per pet.

REFERENCES

BANK

Name of Bank _____ Address _____ Account # _____

Name of Bank _____ Address _____ Account # _____

PERSONAL

Name _____ Address _____ Phone Number _____

Name _____ Address _____ Phone Number _____

Name _____ Address _____ Phone Number _____

I was referred to you by _____

GENERAL INFORMATION

List Other Vehicles: (state make, year, license number)

1. _____ 2. _____

Have you ever been evicted from a rental property? No Yes Give details including property address and date _____

Have you ever declared bankruptcy? No Yes Date: _____ Explain _____

Have you ever been charged or convicted of a felony? No Yes If yes Explain: _____

Do you intend to purchase a home in the near future? No Yes If so, how soon? _____

NOTICE

Ohio's Sex Offender Registration and Notification Law: Ohio's Sex Offender Registration and Notification Law requires the local sheriff to provide written notice to certain members of the community if a sex offender resides in the area. The notice provided by the sheriff is a public record and is open to inspection under Ohio's Public Records Law. Therefore, you can obtain information from the sheriff's office regarding the notices that have been provided pursuant to Ohio's sex offender notification law. Ohio Fair Housing Law: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status, ancestry, handicap, or national origin, or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representatives regarding the entry into a neighborhood of a person or persons belonging to the protected classes.

ONLY COMPLETE APPLICATIONS WILL BE PROCESSED

A non-refundable \$ _____ processing fee per adult is due with the application. This processing fee cannot be applied to rent, pet fee, holding fee or security deposit due. The undersigned does hereby agree and consent that all information stated on this application may be verified. The applicant hereby authorizes _____ to conduct any investigation necessary, including but not limited to, rental history, employment history, credit history, financial history and civil and criminal background checks. The applicant also agrees that all information pertaining to their rental record can be released for future verification. The applicant hereby releases all parties from liability in connection with this provision and use of such information. In signing this rental application, the applicant certifies that all information is complete and accurate. If any misrepresentation, omission, or falsification is discovered, it will constitute grounds for denial to rent the property applied for and forfeiture of holding fee and security deposit, or eviction from the property if it was rented to you. Upon application a holding fee of \$ _____ is due. The property applied for cannot be held for the applicant until the entire holding fee is paid. After the holding fee is paid, should the applicant decide not to rent the premises the holding fee will be forfeited to the landlord. Once the applicant signs a lease and takes occupancy, the holding fee shall be held as a security deposit pursuant to the lease.

I hereby acknowledge receipt of a copy of this application agreement. I agree that landlord may terminate any agreement entered into in reliance on any misstatement made above. I declare, under penalty of perjury, all of the above information to be true and correct, to the best of my knowledge.

Applicant Signature: _____ Co-Applicant: _____



CONSUMER GUIDE TO AGENCY RELATIONSHIPS



Shield Properties

We are pleased you have selected Shield Properties to help you with your real estate needs. Whether you are selling, buying or leasing real estate, Shield Properties can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some of the information that explains the various services agents can offer and their options for working with you.

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their website www.com.state.oh.us

Representing Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care and, account for any money they handle in the transaction. In rare circumstances, a listing broker may also offer "subagency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as a buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and account for any money they handle in the transaction.

Dual Agency

Occasionally the same agent and brokerage who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agent become "dual agents" they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client or disclose any personal or confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidential information of both parties.

Working With Shield Properties

Shield Properties does represent both buyers and sellers. When Shield Properties lists property for sale all agents in the brokerage represent the seller. Likewise when a buyer is represented by Shield Properties, all of the agents represent that buyer. Therefore, when a buyer represented by a Shield Properties agent wishes to purchase property listed by our company, the agent(s) involved act as dual agents. This is true whether one agent is representing both parties or two separate agents are involved.

In the event that both the buyer and the seller are represented by Shield Properties agents these agents and Shield Properties will act as dual agents but only if both parties agree. As dual agents they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that will place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs, you will be asked to consent to it in writing. If you do not agree to your agent acting as a dual agent, you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties Shield Properties has listed. In that instance Shield Properties will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages

Shield Properties Does off representation to both buyers and sellers. When Shield Properties Lists property for sale it also cooperates with, and offers compensation to, other brokerages. As a seller, you should understand that just because Shield Properties shares a fee with a brokerage representing buyer, it does not mean that you will be represented by that buyer's brokerage. Instead that company will be looking out for the buyer and Shield Properties will be representing your interests. When acting as a buyer's agent, Shield Properties also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling to representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand,

Because it is important that you have this information, Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer Guide. Doing this will not obligate you to work with our company if you do not choose to do so.

Name (Please Print)

Name (Please Print)

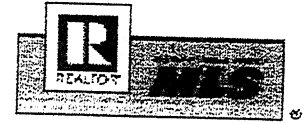
Signature Date

Signature Date





22 South 7th Street
Zanesville, OH 43701
(740) 453-6029



APPLICATION PROCEDURES

NO PETS ALLOWED * NO SMOKING INSIDE THE DWELLING**

1. \$35.00 Application Fee for Each Adult Applicant.
2. Photo ID and Proof of Income must be supplied with the application.
3. **Requirements to take Possession:**
 - Renter's Insurance is required of all tenants. Minimum Liability limit of \$300,000.**
 - Pay Security Deposit which is Equal to the Monthly Rent**
 - Pay 1st Month Rent**
 - Connect All Required Utilities in Resident's Name Effective the Date of Possession**
 - Have Renter's Insurance Effective the Date of Possession**
 - If tenant is a first-time renter and/or has no rental references, the last month rent will also be required.**
4. Credit Report and Background Check will be pulled and evaluated by Shield Properties. Applications that include criminal activity for felonies and drug charges will be denied.
5. Previous evictions and/or foreclosures will be evaluated. The application will be denied if there was an eviction within the last 5 years or a foreclosure within the last two years.
6. Applicant(s) must not have any outstanding judgements from landlords.
7. The current status as well as the history of rental and/or mortgage payments will be verified and evaluated. All payments must be current at the time of application. The rental references must be from someone other than parents or relatives.
8. Employment and/or all sources of income will be verified. If using employment income for qualification purposes, the applicant must no longer be in a probationary period of employment. Applicant is responsible for supplying income verification by providing pay records and award letters. If the applicant is self-employed the most recent 2 years tax returns and bank statements must be provided.
9. Monthly housing payment for the home applied for must be less than 40% of total income.
10. Total monthly obligations must be less than 55% of total disposable income.
11. If applying for a home to be purchased on Land Contract or Lease Option, proof of the down payment must be submitted at the time of application.

12. The applicant(s) agree to allow Shield Properties to inspect the property that the applicant is currently residing in. The condition must be acceptable to the Shield Properties.
13. The applicants consent to allowing the Shield Properties to run a credit and background check and share the reports with any lending institution or broker that the Shield Properties chooses to see if permanent financing can be obtained or the likelihood of converting a land contract or lease option to a refinance at the termination of the creative contract term.
14. Applicants filing bankruptcy may be considered. Please document debts to be discharged and submit with the application. A copy of the court documents for the bankruptcy must be submitted with this application. Final approval of the application will be granted or denied based upon the final discharge and the resulting credit status. If applicant is currently in bankruptcy, the application will only be considered if the Seller/Landlord/Lessor can be paid monthly through the bankruptcy trustee.
15. No trampolines or swimming pools will be permitted on the rental property.
16. Submit application and direct application questions to:
Missy Prest, Unlicensed Assistant, for Doug Ray, Broker for Shield Properties, LLC,
 Property Management Company, **22 South 7th Street**, Zanesville, Ohio 43701,
740-453-6029.

I understand and consent to the screening guidelines and understand that NO PETS ARE ALLOWED:

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____



Fair Housing is Everyone's Right!

OHIO RENTAL APPLICATION

FOR OFFICE USE ONLY

Suspend Marketing _____
 Pets are Are not Permitted in this residence
Do they have a pet: Yes No
Monthly Rent _____
Security Deposit _____
Move-In Special _____

DATE: _____

PREMISES _____ ZIP _____

Desired Date of Occupancy _____ Minimum Years of Occupancy Expected _____

APPLICANT INFORMATION

APPLICANT _____
Last First Initial Applicant SSN _____ - - Date of Birth _____
Current Address Street _____ City _____ State _____ Zip _____
Home Phone _____ Mobile Phone _____ E-mail _____
Drivers License Number _____ Emergency Contact: Name _____ Phone _____
Vehicle Make & Type _____ Color _____ Year _____ License Number _____

CO-APPLICANT _____
Last First Initial Co-applicant SSN _____ - - Date of Birth _____
Current Address Street _____ City _____ State _____ Zip _____
Home Phone _____ Mobile Phone _____ E-mail _____
Drivers License Number _____ Emergency Contact: Name _____ Phone _____
Vehicle Make & Type _____ Color _____ Year _____ License Number _____

NAMES OF OTHERS THAT WILL BE LIVING WITH YOU:
1. _____ DOB _____
2. _____ DOB _____
3. _____ DOB _____

PRESENT LANDLORD: Name _____ Does your landlord know you are moving? yes no
Phone _____ Fax _____ E-mail _____
How long have you lived at your present address? _____ Rent Paid \$ _____ What is the reason for moving from your present address? _____
Former Address _____ When and how long did you live there? _____
Landlord _____ Rent Paid _____
Phone _____ Fax _____ E-mail _____

EMPLOYMENT INFORMATION

APPLICANT'S EMPLOYER _____ Address _____ Phone _____ Ext. _____
Length Of Time Employed _____ Supervisor _____ Approximate Monthly Income _____ Position Held _____
If Less Than One Year Give Previous Employer _____ Address _____ Phone _____
Length Of Time Employed _____ Supervisor _____ Approximate Monthly Income _____ Position Held _____
CO-APPLICANTS EMPLOYER _____ Address _____ Phone _____ Ext. _____
Length Of Time Employed _____ Supervisor _____ Approximate Monthly Income _____ Position Held _____
If Less Than One Year Give Previous Employer _____ Address _____ Phone _____
Other Sources of Income: _____

PETS

Do you currently have a pet living with you? Pets: Dog Cat Other _____

Pet 1) Type _____ Breed _____ Weight _____

Pet 2) Type _____ Breed _____ Weight _____

Pet 3) Type _____ Breed _____ Weight _____

If a pet is permitted a \$ _____ per pet deposit is required, and the monthly rent is increased by \$ _____ per pet.

REFERENCES

BANK

Name of Bank _____ Address _____ Account # _____

Name of Bank _____ Address _____ Account # _____

PERSONAL

Name _____ Address _____ Phone Number _____

Name _____ Address _____ Phone Number _____

Name _____ Address _____ Phone Number _____

I was referred to you by _____

GENERAL INFORMATION

List Other Vehicles: (state make, year, license number)

1. _____ 2. _____

Have you ever been evicted from a rental property? No Yes Give details including property address and date _____

Have you ever declared bankruptcy? No Yes Date: _____ Explain _____

Have you ever been charged or convicted of a felony? No Yes If yes Explain: _____

Do you intend to purchase a home in the near future? No Yes If so, how soon? _____

NOTICE

Ohio's Sex Offender Registration and Notification Law: Ohio's Sex Offender Registration and Notification Law requires the local sheriff to provide written notice to certain members of the community if a sex offender resides in the area. The notice provided by the sheriff is a public record and is open to inspection under Ohio's Public Records Law. Therefore, you can obtain information from the sheriff's office regarding the notices that have been provided pursuant to Ohio's sex offender notification law. Ohio Fair Housing Law: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status, ancestry, handicap, or national origin, or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representatives regarding the entry into a neighborhood of a person or persons belonging to the protected classes.

ONLY COMPLETE APPLICATIONS WILL BE PROCESSED

A non-refundable \$ _____ processing fee per adult is due with the application. This processing fee cannot be applied to rent, pet fee, holding fee or security deposit due. The undersigned does hereby agree and consent that all information stated on this application may be verified. The applicant hereby authorizes _____ to conduct any investigation necessary, including but not limited to, rental history, employment history, credit history, financial history and civil and criminal background checks. The applicant also agrees that all information pertaining to their rental record can be released for future verification. The applicant hereby releases all parties from liability in connection with this provision and use of such information. In signing this rental application, the applicant certifies that all information is complete and accurate. If any misrepresentation, omission, or falsification is discovered, it will constitute grounds for denial to rent the property applied for and forfeiture of holding fee and security deposit, or eviction from the property if it was rented to you. Upon application a holding fee of \$ _____ is due. The property applied for cannot be held for the applicant until the entire holding fee is paid. After the holding fee is paid, should the applicant decide not to rent the premises the holding fee will be forfeited to the landlord. Once the applicant signs a lease and takes occupancy, the holding fee shall be held as a security deposit pursuant to the lease.

I hereby acknowledge receipt of a copy of this application agreement. I agree that landlord may terminate any agreement entered into in reliance on any misstatement made above. I declare, under penalty of perjury, all of the above information to be true and correct, to the best of my knowledge.

Applicant Signature: _____ Co-Applicant: _____



CONSUMER GUIDE TO AGENCY RELATIONSHIPS



Shield Properties

We are pleased you have selected Shield Properties to help you with your real estate needs. Whether you are selling, buying or leasing real estate, Shield Properties can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some of the information that explains the various services agents can offer and their options for working with you.

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their website www.com.state.oh.us

Representing Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care and, account for any money they handle in the transaction. In rare circumstances, a listing broker may also offer "subagency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as a buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and account for any money they handle in the transaction.

Dual Agency

Occasionally the same agent and brokerage who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agent become "dual agents" they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client or disclose any personal or confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidential information of both parties.

Working With Shield Properties

Shield Properties does represent both buyers and sellers. When Shield Properties lists property for sale all agents in the brokerage represent the seller. Likewise when a buyer is represented by Shield Properties, all of the agents represent that buyer. Therefore, when a buyer represented by a Shield Properties agent wishes to purchase property listed by our company, the agent(s) involved act as dual agents. This is true whether one agent is representing both parties or two separate agents are involved.

In the event that both the buyer and the seller are represented by Shield Properties agents these agents and Shield Properties will act as dual agents but only if both parties agree. As dual agents they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that will place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs, you will be asked to consent to it in writing. If you do not agree to your agent acting as a dual agent, you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties Shield Properties has listed. In that instance Shield Properties will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages

Shield Properties Does off representation to both buyers and sellers. When Shield Properties Lists property for sale it also cooperates with, and offers compensation to, other brokerages. As a seller, you should understand that just because Shield Properties shares a fee with a brokerage representing buyer, it does not mean that you will be represented by that buyer's brokerage. Instead that company will be looking out for the buyer and Shield Properties will be representing your interests. When acting as a buyer's agent, Shield Properties also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling to representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand,

Because it is important that you have this information, Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer Guide. Doing this will not obligate you to work with our company if you do not choose to do so.

Name (Please Print)

Signature Date

Name (Please Print)

Signature Date





**STATE OF OHIO DEPARTMENT OF TRANSPORTATION
RELOCATION ASSISTANCE AGENT'S NOTES**

MUS	376	5.09
County	Route	Section
010-1		115989
Relocation Parcel No.		PID
Thomas Rodgers, Hope Miller, Aydin Foley		
Relocatee's Name(s)		

*NOTE: All entries must be typed and signed or initialed by the Agent on the date of entry.
To add an additional row, tab from the end of the last Entry field.*

Date	Entry
06/07/23	Allison Durant and Tricia Polt attempted contact with Charlie Rodgers by going to a second location attached to a family member. Allison was able to speak with Charlie's mother, Jenny, cell 740-704-1526, who informed Allison the house in Gaysport was purchased for Thomas but because of his age at the time, the deed was to Charlie Rogers. She provided a phone number for Charlie and stated she would get in contact with her as well.
06/08/23	Allison Durant and I entered the property at 8895 Gaysport Hill Road, Gaysport, OH 43720. The property has a very long driveway. Mr. Rodgers was not home but the cousin, Aydin, was at home prior to going to work. Aydin gave entry to the property, and we walked around on the inside to get a baseline as the property has been under rehabilitation for years to create living space from the historic schoolhouse/church. Aydin showed us the newly remodeled utility/laundry room which is attached to the bathroom which was being upgraded but was unfinished at the time with tile, flooring, or paint/wall coverings. Aydin provided his contact information and let us know he would have Thomas contact us when he saw him later that day. I let Aydin know that as a tenant I would need information concerning his status once determinations were able to be made. He understood what was going on and how it affected him in the future. He told me he would have Thomas call me. Aydin provided me his cell phone number 740-647-2404, texting is easier.
06/08/23	Thomas called me and provided his contact information and his sister, Charlie's, contact information.
06/09/23	I was able to speak with Charlie Rodgers to discuss necessity of meeting face to face at the property. Ms. Rodgers explained she is very pregnant and taking it day-to-day, so appointment needed to be scheduled in the next week or so. We agreed to an

	<p>appointment 06/15/2023. I asked her if it was OK to visit the site and contact the people living at the property, her brother, and their cousin. Ms. Rodgers was agreeable and I let her know Allison Durant and myself would be travelling to the displacement site on 06/15/2023.</p>
06/14/23	<p>Coordinated visit with appraiser, Nathan Garnett.</p>
	<p>Pre-Acquisition Survey Meeting</p>
06/15/23	<p>Patty Moorman, Allison Durant, Kimber Heim, and the contract appraiser, Nathan Garrett were scheduled to meet at the property at 10:00 am, 6/15/2023.</p>
	<p>As we arrived at the displacement property located at 8895 Gaysport Hill Road, Gaysport, OH, 43720, the appraiser, Nathan Garrett, had already arrived. Recorded owner, Charlie N.Rogers, her father, Thomas Rodgers, Sr., and Charlie's toddler arrived at 10:00 am as well.</p>
	<p>At this time, I proceeded to the front door and was met by Thomas Rodgers and Aydin Foley.</p>
	<p>Charlie Rodgers, her father, Allison Durant, and Patty began to discuss the project and walked through the upper area of the property.</p>
	<p>Thomas introduced himself to me and let me know his girlfriend who lives with him had already left for work. I told him thanks for letting me know there is another occupant besides Aydin and himself. I explained ODOT was planning a project which would require a complete acquisition of the 1.061 acre property to include their current home. I let Thomas and Aydin know my role in this process of Relocation Assistance was to gather information for their relocation and to provide the three of them, Thomas, Hope and Aydin, services required by a Federally mandated program to assist them in transitioning from the displacement site, where they live now, and the replacement site.</p>
	<p>I gathered all the names and contact information from Thomas, Aydin and Thomas provided me Hope's cell phone number and name. Thomas explained the property was in his sister's name due to his age when the property was acquired. I let him know this will impact the details for the relocation. Thomas further explained Charlie did not have any personal property in the house or on the property. I explained Thomas, Hope and Aydin are tenants residing at this location would be considered for consideration of rent supplement payment (RSP) and moving costs associated with moving the personal property from this location and to the new location chosen by them. I explained how the Rental Assistance Program worked. I provided both Thomas and Aydin the non-residential relocation assistance brochure. I explained the brochure will be a guide for the process and provides information about the possible benefits for tenants (non-residential displacees).</p>
	<p>Thomas took me in to the structure through an entryway into a remodeled schoolhouse/church per the historical information I have found associated with Gaysport and the original plat. Once you leave the entryway, you enter a great room approximately 35 x 15 includes the living room area and the kitchen area, about equal parts of the room. Through the kitchen is the newly remodeled laundry/utility room</p>

	<p>with an entry from the outside and then through a doorway the full bath with shower, sink, and toilet. These two rooms appeared to be about 20 x 15 each.</p>
	<p>The living room has a sliding glass door which opens to a balcony deck, approximately 30 x 8 in size.</p>
	<p>Off the living room are two bedrooms, one for Thomas and Jenny, and the other occupied by Aydin. A third bedroom is vacant sleeping accommodations or TV but did have a closet already installed. Thomas then told me about the front room that is blocked off by the entertainment center for safety as the floor is suspect.</p>
	<p>I then went into the different types of moving options the three of them would have, for example, Contract Move, Actual Cost Self Move, Fixed Payment Move Schedule (Self Move) and Combination of Contract and Self, etc.</p>
	<p>The first possible move type is known as the Fixed Payment Move Schedule (FPMS), or self-move. I stated that if this move type was chosen, it would be based on a residential room count with the possibility of additional "pay rooms". I showed him the residential room count schedule within the residential brochure and explained that a room count would be taken based on the number of residential rooms within the home. I stated that a residential room was a room where typically families would gather. This would include such rooms as: family rooms, living rooms, kitchens, dining rooms, bedrooms, finished recreational rooms, etc. I also stated that those areas not included in the residential room count would include: bathrooms, utility rooms, hallways, closets, unfinished areas, outbuildings, garages, etc. I informed him that a residential room count would first be taken to establish a base for the FPMS payment and that if there were additional areas not included in the residential room count, an inventory of those area's would be taken. From that point, a "pay room" determination would have to be made in order to add payment to the established residential room count. I stated that a pay room is equal to a residential room in terms of personal property to be removed and that they were paid at \$200.00 per pay room. I stated that once a total cost FPMS amount is determined, it was the responsibility of the displacee to complete the move in total (including removal of all personal property, trash and/or debris). I informed him that the FMS was an all-inclusive move amount and that the monies provided are determined to complete the move in its entirety. It was explained that the move schedule includes a dislocation allowance for the first two rooms to compensate for utility hook up expenses (i.e., reconnection of phone, cable and/or appliances) as well as removal of personal property items from areas of the residence not considered in the residential room count, such as hallways, utility rooms, etc.</p> <p>Next, I reviewed a residential Contract Move (CM). I explained that the CM was a move to be completed by a professional mover. I stated that either he or myself would need to contact two reputable movers in the area (licensed, bonded, insured, etc.) and have them come out to the property to provide a firm bid (aka "not to exceed") estimate as to the amount it will take to complete the move in its entirety (packing, crating, transporting, unpacking and uncrating costs, as well as full replacement value</p>

insurance). I stated that the two signed and dated estimates from authorized representatives of the moving companies contacted will need to be received (please note: on a low- cost move, a move anticipated to be under \$2,500, only one reasonable bid will need secured) and will be reviewed with the lower of the two move estimates to be established as the maximum amount the agency will reimburse for completion of the move. I explained that any bid is found to be unreasonable, additional bid(s) will be secured until at least two acceptable bids have been secured. It was noted that he was not required to choose the lower of the two bidders as his actual mover and he may choose whomever he wished, however, the agency will only reimburse up to the amount of the low bid received or the actual amount of the final signed and dated move invoice (which will need to be marked as "paid in full"), whichever is less. It was noted that he can pay the mover directly upon completion and submit an invoice and proof of payment for claim reimbursement or the agency can pay the mover directly through execution of a letter of assignment. It was noted that in either case, it would take time for reimbursement to be received (approx. 6-8 weeks) and if an assignment is elected, the mover would need to be informed of the waiting period to receive payment prior to submission of the move bid. I said that if the final move invoice is more than the approved bid amount as a result of unforeseen circumstances or changes in the condition of the move not the fault of the displacee or mover, the agency may reimburse a higher amount upon approval and the conditions surrounding the increase will need documented fully. If additional move expenses are added not as a result of unforeseen circumstances, the additional amount will be the ultimate responsibility of the move contractor. I also explained that if the move was a distance of more than a 50-mile radius from the displaced site, the bid(s) to be secured will only include the cost for the first 50 miles and they would be responsible for the actual transportation costs only beyond the 50-mile marker (unless otherwise pre-approved by the agency). I additionally noted that as a part of this move, reimbursement of disconnecting, dismantling, removing, reassembling and reinstalling relocated household appliances and other personal property is applicable (this includes but is not limited to cost to reconnect telephones, cable TV, gas dryers to nearby gas lines, refrigerator ice makers to water lines, etc.). I stated that major plumbing alterations to the replacement site to accommodate appliances are not reimbursable, however.

I then reviewed the final move type, the residential Actual Cost Self Move (ACSM). I stated that this move was completed as a self-move by the displacee. I noted that the first action to occur when electing this move type is to draft a signed and dated written statement estimating total move costs, including estimates for time, labor materials and equipment and must be reviewed and approved prior to the start of the move. I said that hourly labor rates may not exceed the cost paid by a commercial mover for a beginning laborer and equipment rental fees should be based upon local rental fees. Should an agreement of estimated move costs be disputed, and a reasonable estimate cannot be received from the displacee, I stated that a move estimate(s) will be obtained to establish a reasonable cost and used only as a basis to determine reasonableness of the displacee estimate and not to be used as a basis for actual reimbursement. It was noted that during the move itself, they must keep track and document the actual costs incurred in the move, including receipts for rented equipment as well as costs for time,

	<p>labor and materials would need to be submitted for review and comparison to the estimate originally submitted in order to determine the actual reimbursement amount. I additionally noted that as a part of this move, reimbursement of disconnecting, dismantling, removing, reassembling and reinstalling relocated household appliances and other personal property is applicable (this includes but is not limited to cost to reconnect telephones, cable TV, gas dryers to nearby gas lines, refrigerator ice makers to water lines, etc.). I stated that major plumbing alterations to the replacement site to accommodate appliances are not reimbursable, however. Finally, I explained that if the move will be a distance of more than a 50- mile radius from the displaced site, the estimate and final move invoice can only include the transportation cost for the first 50 miles (unless otherwise pre-approved by the agency).</p> <p>I also informed him that upon selection and determination of the move type and actual or estimated (or bid) amount, a move authorization letter will need to be issued which will note the type of move selected and approved amount, the agreed upon date of move completion, notification of move completion will be the responsibility of the displacee, a post move inspection will be completed to ensure completion of the move and finally, if all items are not moved and the site was not considered as "broom clean" the agreed upon amount may be justified. I advised that if the move was started or completed prior to receiving a written move authorization letter he could potentially lose his eligibility for a move payment. I stated that after the move was completed, I would need to be contacted immediately to perform a post move inspection of the displaced site to ensure removal of all personal property, trash and/or debris. I stated that this inspection must be considered as passed before any move payment(s) are distributed. I informed him that the move authorization letter will be received either on or after the actual offer date (which establishes RAP benefit eligibility). I finally informed him that if needed, a combination of these moves could be utilized to complete the move in its entirety, if required due to an unusual circumstance and also approved by the agency.</p>
	<p>I then explained the benefits for tenants are limited to rental supplemental payments in the event there is a rent difference between the displacement site plus utilities and the relocation site and utilities. For example if there is a difference between the two, the difference is multiplied by 42 months to arrive at the total Rental Supplement Payment for the household. I provided an example of a difference of \$100 x 42 months = \$4,200.00. This amount will be paid to the household to assist them in when they are renting the replacement site. I explained depending on credit status and financial ability, I will assist in any way possible to get them in to a replacement site as soon as they find where they want to move.</p>
	<p>Thomas then provides his understanding of the ownership of the property. Charlie was deeded the property as he was not 18 yet, and the siblings had not taken the time to transfer the property to Thomas. He explains he lives there with Hope and Aydin, they all work at Wal-Mart in South Zanesville OH. I let them know I would need at least</p>

	<p>three paychecks to make the financial determinations and Aydin and Thomas both agreed with no issue or concern.</p>
	<p>Thomas then asked whether they could move into another place as they are together now or could they move into their own place? I explained once the determinations had been worked through, a relocation offer would be made to eligible tenants. I asked how long they had been living in the property and about a year was the reply from both Thomas and Aydin.</p>
	<p>I asked Thomas if he paid rent. His answer was No. I verified Aydin was the same situation, no rent but was working on the place to renovate it. From what I gathered from Thomas, Charlie and their mother, Jenny Rodgers, the property was bought for Thomas as a project to create his own home. Again, Charlie is the owner, Thomas is the tenant, but both contend Thomas is the true owner.</p>
	<p>I told them ODOT would determine who owned what as far as personal property by using an RE 95 which I showed him and Ayden. As a group we moved outside to discuss the personal property on the exterior of the abode.</p> <p>Thomas began to explain there were windows and renovation supplies outside under the carport that were owned by him and his father, Thomas W. Rodgers. The truck is not running at the time but owned by Thomas. I explained if determined eligible, the truck would be moved as personal property. At this time, Thomas and Charlie's father, Thomas W. Rodgers, spoke up explaining the items he would like to remove from the property. I explained to him the RE 95 I am completing will detail exactly who owns what and whether could be moved or would be purchased.</p>
	<p>I explained the relocation process begins with a determination the structure was being "taken", purchased by ODOT based on the plan needs. I explained the plans and the geotechnical issues being experienced are all throughout the hill the structure sits on. The hill has been determined to be unstable on the east side which abuts SR 376 and engineers believe the issues affect the entire property.</p>
	<p>I explained once determinations had been made concerning relocation displaces, I would be presenting them a letter informing everyone to their rights and details. I explained all the property would be moved to their new location if determined eligible.</p>
	<p>At this point, Aydin asked if he wanted to move separate would that be allowed. I explained the tenant RSP Rent Supplement Program and if determined eligible for benefits, I would present the three of them with comparable rental locations for them to look at, visit in person, and then they could make decisions about moving as a group, moving as two and whether they wanted to buy a place rather than rent go forward.</p>
	<p>Both Thomas and Aydin were interested and agreeable to the discussion about relocation. I told them it would probably be September 2023 before I visited again to discuss eligibility. I requested Thomas and Hope's cell numbers for contact. I asked if it was best to text them or call, both agreed text was best for initial contact. At this time, we moved outside to join Charlie, Patty, Allison and Thomas W. Rodgers.</p>

	Patty, Allison, and I exited the property after Charlie and her father, Thomas W. Rodgers. We discussed some of the issues at hand: ownership, landlord, tenant, not paying rent, would they move and not pay rent there in the after to Charlie. Patty said she needed to think about the scenarios and how best to move forward.
	Patty and I agreed a second meeting for me would be in order to complete the RE 95 and gather the detailed information. The shed owned by Charlie is full of personal property, shed ownership questionable. The father having the renovations supplies, the truck non-op at this time, all the other items in the outside area.
06/16/23	Comparable search for market rent completed. Found various types of properties to include apartments, duplexes and stand alone homes. In my opinion, the closest comparable will be a stand alone home with a yard. The home having two bedrooms, one bath, kitchen/dining room combination, a storage room/location and place for utilities inside the property.
	1 st 2 BR, 2 BA mobile home for rent + rental space and utilities, \$675 per month for mobile home, rental space \$100 per month and utilities of \$200, gas and electric a month averaged over the year. This property located at 940 Hopewell Road N, Hopewell, OH 43746.
	2 nd 2 BR, 1.5 BA duplex in Zanesville on 1328 Richey Road Unit B, Zanesville, OH 43701. Rent is \$900 per month plus electric, trash, sewer and water included in the rent.
	3 rd 3 BR, 1 BA stand alone home located AT 633 Baker Street, Zanesville, OH 43701. Rent is \$895 plus electric, gas, water, sewer and trash.
	4 th 2 BR 1 BA stand alone home located at 947 Moxahala Avenue, Zanesville, OH 43701, Rent is \$1,000 per month, utilities included are water, sewer and trash. Renter responsible for electric and gas.
07/25/23	Comparable search for both market rent and replacement locations:
	1 st 2 BR, 1 BA plus utilities Duplex located at 102 Harrison St., Zanesville, OH 43701, \$800 per month plus electric and gas, water and sewer, trash provided.
	2 nd 3 BR 1.5 BA plus utilities Mobile home located at 1083 Pine Street, Lot 2, Zanesville, OH 43701. Utilities include electric, water and sewer.
	3 rd 4 BR 2 BA plus utilities stand alone home located at 1532 Ridge Avenue, Zanesville, OH 43701 for \$650 per month plus all utilities, electric, gas, water, sewer and trash.
	4 th 3 BR 1 BA plus utilities located at 532 Larzelere Avenue, Zanesville, OH 43701 for \$1,200.00 per month. Utilities are electric and gas, water, sewer and trash included.
	5 th 3 BR 2 BA Mobile home located at 3000 Moxahala Dr., Lot 8, Zanesville, OH 43701. Utilities are not included. Electric, gas, water, sewer and trash are required to be paid by renter.
	6 th 2 BR 1 BA stand alone home located at 724 Shelby Street, Zanesville, OH 43701 plus utilities. Utilities renter is responsible for is electric, gas, water and sewer, and trash.
	7 th 3 BR 2 BA apartment located at 601 Troon Crossing Circle # 1027560, Zanesville, OH 43701 for \$674 per month plus electric, gas. Water, sewer and trash included.
08/07/23	Met with Charlie Rodgers, Hope Miller and Aydin Foley at their place of work to finalize signatures on the Receipt of Brochure, RE 95 and meet with Hope to discuss the PP she



**STATE OF OHIO DEPARTMENT OF TRANSPORTATION
RELOCATION ASSISTANCE AGENT'S NOTES**

MUS	376	5.09
County	Route	Section
010-O		115989
Relocation Parcel No.	PID	
Charlie Rogers		
Relocatee's Name(s)		

*NOTE: All entries must be typed and signed or initialed by the Agent on the date of entry.
To add an additional row, tab from the end of the last Entry field.*

Date	Entry
06072023	Allison Durant and Jacob Bailey attempted contact with Charlie Rogers by going to a second location attached to a family member. Allison was able to speak with Charlie's mother who informed Allison the house in Gaysport was purchased for Thomas but because of his age at the time, the deed was to Charlie Rogers. She provided a phone number for Charlie and stated she would get in contact with her as well.
06082023	<p>Allision Durant and I entered the property up the very long driveway which is a little treacherous on both sides with possibility of steep sides on both right and left of drive. It is passable. Mr. Rogers was not home but the cousin, Ayden, was at home prior to going to work. Ayden gave entry to the property and we walked around on the inside to get a baseline as the property has been under rehabilitation for years to create living space from the historic schoolhouse/church.</p> <p>Ayden showed us the newly remodeled utility/laundry room which is attached to the bathroom which was being upgraded but was unfinished at the time with tile, flooring or paint/wall coverings.</p> <p>Ayden provided his contact information and let us know he would have Thomas contact us when he saw him later that day.</p> <p>I let Ayden know that as a tenant I would need information concerning his status once determinations were able to be made. He understood what was going on and how it affected him in the future. He told me he would have Thomas call me.</p> <p>Ayden provided me his cell phone number 740-647-2404, texting is easier.</p>
06092023	Was able to speak with Charlie Rogers to discuss necessity of meeting face to face at the property. Ms. Rogers explained she is very pregnant and day-to-day so appointment needed to be scheduled in the next week or so. We agreed to an appointment 06152023. I asked her if it was OK to visit the site and make contact with the people living at the property, her brother and their cousin. Ms. Rogers was agreeable and I let her know Allison Durant and myself would be travelling to the displacement site on 06082023.

	Pre-Acquisition Survey Meeting
06152023	Patty Moorman, Allison Durant, Kimber Heim and the contract appraiser were scheduled to meet at the property at 10:00 am.
	As we arrived, we noticed the appraiser was ahead of us in the narrow driveway and someone was coming up behind us which turned out to be the recorded owner, Charlie Rogers, her father, and Charlie's toddler.
	At this time, Patty Moorman guided me to interview the tenants and enter the property for photos, and she would interview Charlie Rodgers as this ownership appears to be complicated.
	Charlie Rodgers, her father, Allison Durant and Patty began to discuss the project and walk through the upper area of the property.
	Thomas introduced himself to me and let me know his girlfriend who lives with him had already left for work. I told him thanks for letting me know there is another occupant besides Ayden and himself, we would set up another meeting to get the particulars for the project once final decisions had been made about need to relocate.
	Thomas took me in to the structure through an entryway into a remodeled school house//church per the historical information I have found associated with Gaysport and the original plat. Once you leave the entryway, you enter a great room approximately 35 x 15 includes the living room area and the kitchen area, about equal parts of the room. Through the kitchen is the newly remodeled laundry/utility room with an entry from the outside and then through a doorway the full bath with shower, sink, and toilet. These two rooms appeared to be about 20 x 15 each.
	The living room has a sliding glass door which opens to a balcony deck, approximately 30 x 8 in size.
	Off the living room are two bedrooms, one for Thomas and Jenny, and the other occupied by Ayden. A third bedroom is vacant sleeping accommodations or TV, but did have a closet already installed. Thomas then told me about the front room that is blocked off by the entertainment center for safety as the floor is suspect.
	Thomas then provides his understanding of the ownership of the property. Charlie was deeded the property as he was not 18 yet, and the siblings had not taken the time to transfer the property to Thomas. He explains he lives there with Jenny and Ayden, they all three work at Wal-Mart in South Zanesville OH. I let them know I would need at least three paychecks to make the financial determinations and Ayden and Thomas both agreed with no issue or concern.
	Thomas then asked whether they could move into another place as they are together now or could they move in to their own place? I explained once the determinations had been worked through, an relocation offer would be made to eligible tenants. I asked how long they had been living in the property and about a year was the reply from both Thomas and Ayden.
	I asked Thomas if he paid rent? His answer was No. I verified Ayden was the same situation, no rent but was working on the place to renovate it. From what I gathered from Thomas, Charlie and their mother, the property was bought for Thomas as a project to create his own home. Again, Charlie is the owner, Thomas is the tenant, but

