

## OFFER TO PURCHASE REAL ESTATE AND ACCEPTANCE

1 **BUYER:** The undersigned Great Lakes Developers LLC offers to buy the following  
2 described property located at: 1340 W. 61st Street Cleveland, OH 44102  
3 \_\_\_\_\_, Ohio, (the "Property"). Permanent Parcel No. 002-12-109

4 The Property, which BUYER accepts in its "AS IS" PRESENT PHYSICAL CONDITION, shall include the land, all appurtenant  
5 rights, privileges and easements, and all buildings and fixtures, including such of the following as are now on the Property:  
6 all electrical, heating, plumbing and bathroom fixtures; all window and door shades, blinds, awnings, screens, storm  
7 windows, curtain and drapery fixtures; all landscaping, disposal, smoke detectors, garage door opener(s) and \_\_\_\_\_  
8 controls; all permanently attached carpeting. The following items shall also remain:  satellite dish;  range and oven;   
9 microwave;  kitchen refrigerator;  dishwasher;  washer;  dryer;  radiator covers;  window air conditioner;  central air  
10 conditioning;  gas grill;  fireplace tools;  screen;  glass doors;  fireplace grates;  all existing window treatments;  ceiling  
11 fan(s);  wood burner stove inserts;  gas logs; and  water softener.

12 **Also included:** \_\_\_\_\_

13 **NOT included:** \_\_\_\_\_

14  
15 **SECONDARY OFFER:** This  is  is not a secondary offer. This secondary offer, if applicable, will become a primary contract  
16 upon BUYER'S receipt of a signed copy of the release of the primary contract on or before \_\_\_\_\_ BUYER  
17 shall have the right to terminate this secondary contract at any time prior to BUYER'S receipt of said copy of the release of the  
18 primary contract by delivering written notice to the SELLER or to SELLER'S agent. BUYER shall deposit earnest money within  
19 four (4) days of becoming the primary contract.

20 **PRICE:** BUYER shall pay the sum of \$ 97,000.00  
21 payable as follows:

22 **Earnest Money** paid to Escrow Agent or Broker will be deposited  
23 in a non-interest bearing trust account and credited  
24 against purchase price: \$ 0.00

25  Check to be made payable to Broker or Escrow Agent and deposited immediately upon the formation of a binding Agreement  
26  Note to be redeemed within four (4) days after formation of a binding Agreement, as defined herein.

27 Cash down payment to be deposited in escrow: \$ 0.00

28 Mortgage loan to be obtained by BUYER: \$ 0.00

29  CONVENTIONAL,  FHA,  VA,  CASH,  OTHER \_\_\_\_\_

30  
31 **FINANCING:** This offer is conditioned upon BUYER making a written application for the above mortgage loan within  
32 NA days after Acceptance, as hereinafter defined, and obtaining a written commitment for that loan on or  
33 about \_\_\_\_\_. If, despite BUYER'S good faith efforts, that commitment is not timely obtained, then this  
34 AGREEMENT shall be null and void. Upon signing of a mutual release by SELLER and BUYER, the earnest money deposit shall  
35 be returned to the BUYER without any further liability of either party to the other or to Broker and their agents. NOTE: In the  
36 event of a dispute between the parties regarding the earnest money, the Escrow Agent or Broker (the "Depository") is required  
37 by Ohio law to maintain such funds in its trust account until its receipt of (a) written mutual authorization of both parties specifying  
38 disbursement; or (b) a final court order that specifies to whom the earnest money is to be awarded. If within two years from the  
39 date the earnest money was deposited with the Depository, the parties have not provided the Depository with such signed  
40 instructions or written notice that such legal action to resolve the dispute has been filed, the Depository shall return the earnest  
41 money to BUYER with no further notice to Seller.

42 **CLOSING:** All funds and documents necessary for the completion of this transaction shall be placed in escrow with the lending  
43 institution or escrow agent on or before 06/16/2016 and title shall be transferred on or about  
44 06/17/2016.

  
06/04/16  
7:26PM EDT

BUYERS INITIAL/DATE

  
He

  
ONE

SELLERS INITIAL/DATE

Property Address: 1340 W. 61st Street Cleveland, OH 44102

45 **POSSESSION:** SELLER shall deliver possession and occupancy to BUYER on or before 6:00 p.m., 1 day(s) after  
46 recording of the Deed or 06/17/2016, whichever is later. SELLER agrees to maintain utilities up to  
47 the date of title transfer, and BUYER agrees to transfer utilities as of the date of title transfer.

48 **TITLE:** SELLER shall convey marketable title to BUYER by general warranty deed and/or fiduciary deed, if required, with release  
49 of dower, free and clear of all liens and encumbrances whatsoever, except (a) any mortgage assumed by BUYER; b) such  
50 restrictions, conditions, easements (however created) and encroachments as do not materially adversely affect the use or  
51 value of the Property; c) zoning ordinances, if any; and d) taxes and assessments, both general and special, not yet due  
52 and payable. SELLER shall furnish an Owner's Fee Policy of Title Insurance from  Greater Cleveland Title LLC, Agent for Title  
53 Alliance LLC or  Venture - Ohio Real Title in the amount of the purchase price with cost of the  
54 insuring premium split equally between SELLER and BUYER. SELLER shall have thirty (30) days after notice to remove title  
55 defects. If unable to do so, BUYER may either a) accept title subject to each defect without reduction in the purchase price  
56 or b) terminate this AGREEMENT, in which case neither BUYER, SELLER nor any Broker or agents shall have any further  
57 liability to each other, and both BUYER and SELLER agree to sign a mutual release, whereupon Broker shall return the earnest  
58 money to BUYER.

59 **PRORATIONS:** Tenant security deposits, if any, shall be credited to BUYER through escrow. Rents, if any, taxes and  
60 assessments, and Homeowners Association fees and assessments, if any, shall be prorated by the Escrow Agent as of the date  
61 of recording of the Deed. Taxes and assessments shall be prorated based upon the latest available tax duplicate. The parties  
62 are advised to consult with the county auditor's office about the status of the Property taxes as the latest available tax duplicate  
63 may not accurately reflect the amount of taxes owed. The parties agree to adjust directly any changes in proration when the tax  
64 duplicate for the calendar year of closing becomes available. If the Property is new construction and recently completed or in  
65 the process of completion at the time of the Agreement, then the escrow agent is instructed to make a good faith estimate of  
66 the taxes to be owed on the value of the improved Property to the date of title transfer and reserve sufficient funds in escrow  
67 from SELLER'S net proceeds to pay those taxes when they become due and payable after title transfer. The escrow agent is  
68 instructed to release the balance of the funds on reserve once it receives notice from the county auditor that the taxes on the  
69 land and improvements have been paid in full to the date of title transfer. The Escrow Agent shall withhold \$ 250 from  
70 SELLER to secure payment of final water and sewer charges, if any. The Escrow Agent is instructed to either pay said charges  
71 or verify SELLER'S payment of said charges and remit any balance to SELLER. In the event the Property shall be deemed  
72 subject to any agricultural tax recoupment (C.A.U.V.),  BUYER  SELLER agrees to pay the amount of such recoupment.

73 **CHARGES/ESCROW INSTRUCTIONS** This Agreement shall be used as escrow instructions subject to the Escrow Agent's  
74 standard conditions of acceptance that are not inconsistent with this Agreement. SELLER shall pay the following costs through  
75 escrow: a) real estate transfer tax; b) any amount required to discharge any mortgage, lien or encumbrance not assumed by  
76 BUYER; c) title exam and one-half the cost of insuring premium for Owners Fee Policy of Title Insurance; d) proration due  
77 BUYER; e) Broker's commissions; f) one-half of the escrow; and g) other \_\_\_\_\_  
78 \_\_\_\_\_ (unless VA/FHA regulations prohibit payment of escrow fees by BUYER in which case SELLER shall pay the  
79 entire escrow fee). SELLER shall pay directly all utility charges to the date of title transfer or date of possession, whichever is  
80 later. Tenant security deposits, if any, shall be credited in escrow to the BUYER.

81 BUYER shall pay the following through escrow (unless prohibited by VA/FHA regulations): a) one-half of the escrow fee; b) one-  
82 half the cost of insuring premiums for Owners Fee Policy of Title Insurance; c) all recording fees for the deed and any mortgage;  
83 and d) a commission of \$199 if BUYER is represented by Keller Williams Realty Greater Cleveland, and e) other  
84 \_\_\_\_\_

85 BUYER acknowledges the availability of a LIMITED HOME WARRANTY PROGRAM with a deductible paid by BUYER which  
86  will  will not be provided from \_\_\_\_\_ at a cost of \$ \_\_\_\_\_, which  
87 shall be charged to  SELLER  BUYER through escrow at title transfer. The parties acknowledge that the limited home  
88 warranty does not cover pre-existing defects in the Property and that Broker may receive a fee from the warranty provider.  
89 SELLER hereby authorizes the Escrow Agent to send a final copy of SELLER's executed Closing Disclosures to the  Listing  
90 Broker  Selling Broker upon title transfer. BUYER hereby authorizes the Escrow Agent to send a final copy of BUYER'S  
91 executed Closing Disclosure to the  Listing Broker  Selling Broker upon title transfer.

92 **INSPECTION:** This Agreement shall be subject to the following inspection(s) by a professional inspector of BUYER'S choice  
93 within the specified number of days **from the date of Acceptance**, as herein defined. BUYER agrees that BUYER is  
94 solely responsible for retaining a professional inspector for each requested inspection and releases Broker and its agents from  
95 any and all liability regarding the selection or retention of inspector(s).

96 **If BUYER does not elect inspections, BUYER acknowledges that BUYER is acting against the advice of BUYER'S agent  
97 and Broker. BUYER understands that all real property and improvements may contain defects and conditions that**

  
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98 are not readily apparent and which may affect a property's use or value. The parties agree that the brokers and agents  
99 do not guarantee and in no way assume responsibility for the Property's condition. BUYER acknowledges that it is  
100 BUYER'S own duty to exercise reasonable care to inspect and make diligent inquiry of the SELLER or BUYER'S  
101 inspectors regarding the condition and systems of the Property. INSPECTIONS REQUIRED BY ANY STATE, COUNTY,  
102 LOCAL GOVERNMENT OR FHA/VA DO NOT REPLACE THE NEED FOR BUYER INSPECTIONS.

CHOICE	INSPECTION		EXPENSE		
			BUYER	SELLER	
103 Yes No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	GENERAL HOME _____ days	<input type="checkbox"/>	<input type="checkbox"/>
104	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SEPTIC SYSTEM _____ days	<input type="checkbox"/>	<input type="checkbox"/>
105	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WATER POTABILITY _____ days	<input type="checkbox"/>	<input type="checkbox"/>
106	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WELL FLOW RATE _____ days	<input type="checkbox"/>	<input type="checkbox"/>
107	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RADON _____ days	<input type="checkbox"/>	<input type="checkbox"/>
108	<input type="checkbox"/>	<input checked="" type="checkbox"/>	MOLD _____ days	<input type="checkbox"/>	<input type="checkbox"/>
109	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PEST/WOOD DESTROYING INSECTS _____ days	<input type="checkbox"/>	<input type="checkbox"/>
110	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LEAD-BASED PAINT _____ days	<input type="checkbox"/>	<input type="checkbox"/>
111	<input type="checkbox"/>	<input checked="" type="checkbox"/>	OTHER _____ days	<input type="checkbox"/>	<input type="checkbox"/>

114 (Specify) \_\_\_\_\_

115 **PEST/WOOD DESTROYING INSECTS:** If selected above, an inspection of all structures on said premises shall be made by a  
116 licensed inspection or exterminating agency expense and such agency's written report shall be made available to the BUYER  
117 before closing. If such report shows existing infestation or damage by pests, termites or wood destroying insects, treatment of  
118 the condition shall be made by a licensed exterminating agency which shall furnish a certificate of guarantee for a period of at  
119 least one year in the case of termites and a certificate of guarantee for a period of at least sixty (60) days in the case of wood  
120 destroying insects. ALL REPAIRS AND TREATMENT COSTS SHALL BE PAID BY THE  BUYER OR  SELLER (unless  
121 FHA/VA regulations prohibit payment of inspection by BUYER, in which case SELLER shall pay the cost.) This  
122 AGREEMENT may be voided by the party paying for the repair and treatment if the cost exceeds \$500.00.

123 **LEAD BASED PAINT:** If selected above, BUYER shall have the right to have a risk assessment or inspection of the  
124 Property by a qualified inspector, for the presence of lead-based paint and/or lead based paint hazards at BUYER'S expense  
125 within ten (10) days after formation of a binding AGREEMENT. See EPA pamphlet "Protect Your Family from Lead in Your  
126 Home" for more information.) In the event existing deficiencies or corrections are identified by the inspector in a written  
127 report, then BUYER shall have the right to terminate the AGREEMENT or request that the SELLER repair the specific existing  
128 deficiencies noted on the written inspection report. In that event, BUYER agrees to immediately provide SELLER with a copy of  
129 the written inspection and/or risk assessment report. Upon receipt of the inspection report and BUYER'S request of repairs,  
130 SELLER will have the option to either agree to correct the deficiencies identified in the inspector's written report or decline to  
131 do any repairs. If SELLER elects to correct the deficiencies, SELLER agrees to provide to BUYER prior to Title Transfer  
132 with a certificate from a qualified risk assessor or inspector demonstrating that the deficiencies have been remedied. If the  
133 SELLER declines to correct the deficiencies, BUYER may elect to terminate the AGREEMENT or accept the Property in its  
134 "AS IS" condition. BUYER may remove this right of inspection at any time without SELLER'S consent.

135 **WAIVER**  (initials) BUYER elects to waive each professional inspection to which BUYER has not indicated  
136 "YES." Any failure by BUYER to perform any inspection indicated "YES" herein is a waiver of such inspection and shall  
137 be deemed absolute acceptance of the Property by BUYER in its "AS IS" condition.

138 Within three (3) days after completion of the last inspection, BUYER shall elect one of the following: a) remove the Inspection  
139 contingency and accept the Property in its "AS IS" PRESENT PHYSICAL CONDITION; b) accept the Property subject to  
140 SELLER agreeing to have specific items identified in a written inspection report repaired by a qualified contractor in a  
141 professional manner at SELLER'S expense; or c) terminate this AGREEMENT if written inspection report(s) identify material  
142 latent defects NOT previously disclosed in writing by the SELLER and any cooperating real estate Broker.

143 If the Property is accepted in its "AS IS" PRESENT PHYSICAL CONDITION, BUYER agrees to sign an Amendment to Purchase  
144 Agreement removing the inspection contingency and this Agreement will proceed in full force and effect. If the Property is  
145 accepted subject to the SELLER repairing specific defects, BUYER shall provide to SELLER a copy of the inspection report(s)  
146 and sign an Amendment to Purchase Agreement removing the inspection contingency and identifying the defects which  
147 are to be repaired. SELLER and BUYER shall have three (3) days from SELLER'S receipt of the written list of defects and the  
148 inspection report(s) to agree in writing which defects, if any, will be corrected at SELLER'S expense. If a written Agreement is not  
149 signed by both parties within those three (3) days, then this Agreement shall be null and void and SELLER and BUYER agree to  
150 sign a mutual release. If the BUYER elects to terminate this Agreement based upon newly discovered material latent defects in

  
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SELLERS INITIAL/DATE

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151 the Property, then BUYER shall provide a copy of the written inspection report to the SELLER and both parties agree to promptly  
152 sign a mutual release. Upon signing of a mutual release by SELLER and BUYER, the earnest money deposit shall be returned  
153 to BUYER without any further liability of either party to the other or to Broker(s).

154 The parties may agree IN WRITING to extend the dates for inspections, repairs, or the deadline for exercising their right to  
155 terminate the Agreement. SELLER agrees to provide reasonable access to the Property for BUYER to review and approve any  
156 conditions corrected by SELLER.

157 BUYER  has \_\_\_\_\_ (BUYER'S initials) received a copy of the EPA pamphlet entitled "PROTECT YOUR FAMILY FROM  
158 LEAD IN YOUR HOME" and a copy of the "DISCLOSURE ON LEAD-BASED PAINT AND/OR LEAD BASED PAINT HAZARDS."


159 BUYER  HAS NOT  (BUYER'S initials) received a copy of the EPA pamphlet entitled "PROTECT YOUR FAMILY  
160 FROM LEAD IN YOUR HOME" and a copy of the "DISCLOSURE ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT  
161 HAZARDS (disclosure form)."

162 This offer is subject to the SELLER completing the disclosure form and BUYER'S review and approval of the information  
163 contained on the disclosure form within 3 days from receipt.

164 **MEGAN'S LAW:** SELLER warrants that SELLER has disclosed to BUYER all notices received from the local Sheriff's department  
165 pursuant to Ohio's sex offender law. BUYER acknowledges that any such information may no longer be accurate and agrees to  
166 inquire with the local sheriff's office about sex offender registration. BUYER agrees to rely on solely BUYER'S own inquiry with  
167 the local sheriff's office as to registered sex offenders, and not SELLER or any broker or agent.

168 **CONDITION OF PROPERTY:** BUYER has examined the Property and agrees that the Property is being purchased in its "AS IS"  
169 PRESENT PHYSICAL CONDITION, including any defects disclosed by the SELLER on the State of Ohio Residential Property  
170 Disclosure Form. SELLER agrees to notify BUYER in writing of any additional disclosure items that arise between the date of  
171 Acceptance as herein defined and the date of recording of the deed.

172 BUYER  HAS \_\_\_\_\_ (BUYER'S initials) received a copy of the Residential Property Disclosure Form signed by  
173 SELLER on \_\_\_\_\_ (date) prior to writing this offer.

174 BUYER  HAS NOT  (BUYER'S initials) received a copy of the Residential Property Disclosure Form. This  
175 offer is subject to the SELLER completing the Residential Property Disclosure Form and BUYER'S review and approval of the  
176 information contained on the disclosure form within 3 days from receipt. SELLER shall pay all costs for the repair of any  
177 water or gas line leak found between the street and foundation at the time of transfer or restoration of utilities. SELLER agrees  
178 to comply with any and all local governmental point of sale laws and/or ordinances. SELLER will promptly provide BUYER  
179 with copies of any notices received from government agencies to inspect or correct any current building code or health violations.  
180 If applicable, BUYER and SELLER shall have five (5) days after receipt by BUYER of all notices to agree in writing which  
181 party will be responsible for the correction of any building code or health violation(s). In the event BUYER and SELLER cannot  
182 agree in writing, this AGREEMENT may be declared null and void by either party.

183 **REPRESENTATIONS AND DISCLAIMERS:** BUYER acknowledges that the SELLER has completed the Residential Property  
184 Disclosure Form and agrees to hold the Broker(s) and their agents harmless from any misstatements, errors or omissions made  
185 by the SELLER. BUYER also acknowledges and agrees that the Broker(s) and their agents have no obligation to verify or  
186 investigate the information provided by the SELLER on that form. BUYER has not relied on any representation by the  
187 Broker(s) and/or any agent(s) regarding the use or condition of the Property, square footage, zoning, lot dimensions,  
188 homeowners' fees, public and private assessments, utility bills, taxes or special assessments except as listed below (if none,  
189 indicate "none"):  
190 \_\_\_\_\_-NONE-\_\_\_\_\_

191 SELLER and BUYER acknowledge and agree that Keller Williams Realty Greater Cleveland does not promote, endorse or  
192 approve of the referral or recommendation by its agents of any independent business in which the agent and/or any member of  
193 the agent's family has an ownership interest or from which the agent or any member of the agent's family receives any benefit or  
194 compensation.

195 **DAMAGE:** If improvements to the Property are destroyed or damaged in excess of ten percent (10%) of the purchase price prior  
196 to title transfer, then BUYER may either accept the insurance proceeds for said damage and complete this transaction or  
197 terminate this Agreement and receive the return of all deposits made. If such damage is less than ten percent of the purchase  
198 price, then SELLER shall restore the Property to its prior condition.

199 **BINDING AGREEMENT:** For purposes of this Agreement, "Days" shall be defined as calendar days. "Acceptance" shall occur  
200 when the latter of the parties signs this Agreement without making material change and then delivers either written or verbal  
201 notice of such signatures to the other party or the other party's agent. Upon Acceptance, this offer and all attachments and  
202 addenda, shall become an Agreement binding on BUYER and SELLER, their heirs, executors, administrators, and assigns. This  
203 Agreement shall be made part of or be used as the escrow instructions and shall be subject to the Escrow Agent's standard

  
BUYERS INITIAL/DATE

   
SELLERS INITIAL/DATE

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204 conditions of escrow not inconsistent herewith. The terms, covenants, conditions, and provisions of this Agreement to be  
 205 performed by SELLER shall survive delivery and recording of the Deed. This Agreement may be executed by electronic or digital  
 206 signature of each of the parties, if each party so elects, and may be delivered by facsimile or electronic means. This Agreement  
 207 represents the entire agreement between the parties, and there are no other representations, warranties or understandings  
 208 between them, except as outlined herein.

209 **ADDENDA:** The additional terms and conditions in the attached addenda  Agency Disclosure Form  Residential Property  
 210 Disclosure Form  VA  FHA  FHA Home Inspection Notice "For Your Protection"  Condominium Addendum   
 211 Condominium Acknowledgement  Walk through  House Sale Contingency Addendum  House Sale Concurrency Addendum  
 212  Lead Based Paint Addendum  Affiliated Business Disclosure  Other  
 213 \_\_\_\_\_ are made part of this Agreement.  
 214

**The terms and conditions of any addenda supersede any conflicting terms of the Agreement.**

215 Chris Macri dotloop verified  
06/04/16 7:26PM EDT  
FLLL-XD6H-FGDR-CLPD  
 216 (BUYER) \_\_\_\_\_ Date \_\_\_\_\_ (E-MAIL ADDRESS) \_\_\_\_\_

217 \_\_\_\_\_  
 218 (BUYER) \_\_\_\_\_ Date \_\_\_\_\_ (E-MAIL ADDRESS) \_\_\_\_\_

219 \_\_\_\_\_ (ADDRESS AND ZIP CODE) \_\_\_\_\_ (TELEPHONE) \_\_\_\_\_

220 **DEPOSIT RECEIPT:** Receipt is hereby acknowledged of a  check made payable to  Broker or  Escrow Agent serving as  
 221 Depository: (OR)  note for the earnest money. subject to terms of the above offer.  
 222 By: \_\_\_\_\_ Office: \_\_\_\_\_ Phone: \_\_\_\_\_

223 **ACCEPTANCE:** SELLER accepts the above offer and irrevocably instructs the escrow agent to pay from SELLER'S escrow  
 224 funds a commission of \$2425 \_\_\_\_\_ percent  
 225 (2.5 %) of the purchase price to Keller Williams Realty Greater Cleveland at 29225 Chagrin Blvd., Cleveland, OH  
 226 44122 and AS PER AGREEMENT \_\_\_\_\_ percent of the  
 227 purchase price to Realty Trust Services \_\_\_\_\_ (cooperating  
 228 broker, if any, at the following address) \_\_\_\_\_ as  
 229 the sole procuring agents in this transaction.

230 Luis R Erazo  
 231 (SELLER) Luis R Erazo (Jun 9, 2016) \_\_\_\_\_ Date \_\_\_\_\_ (E-MAIL ADDRESS) \_\_\_\_\_

232 Sonia n Erazo  
 233 (SELLER) Sonia n Erazo (Jun 9, 2016) \_\_\_\_\_ Date \_\_\_\_\_ (E-MAIL ADDRESS) \_\_\_\_\_

234 \_\_\_\_\_ (ADDRESS AND ZIP CODE) \_\_\_\_\_ (TELEPHONE) \_\_\_\_\_  
 235

Selling Agent Name <u>Torry McJunkins Tutin</u>	Listing Agent Name <u>Sergio Picciuto</u>
Selling Agent RE License # <u>2008002206</u>	Listing Agent RE License # <u>2011000511</u>
Telephone and email <u>216-469-5227 Torry@thecityteam.com</u>	Telephone and email <u>216-926-0135</u>
Selling Brokerage Name <u>Keller Williams Greater Cleveland</u>	Listing Brokerage Name <u>Realty Trust Services</u>
Selling Brokerage License # <u>REC: 2002014655</u>	Listing Brokerage License # <u>9065</u>
Selling Brokerage Telephone <u>216-839-5500</u>	Listing Brokerage Telephone _____
Selling Brokerage Email <u>frontdesk297@kw.com</u>	Listing Brokerage Email _____
Brokerage Address <u>29225 Chagrin Blvd. Pepper Pike, Ohio 44122</u>	Listing Brokerage Address <u>29550 Detroit Rd #102 Westlake, OH 44145</u>

  
 06/04/16  
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