



PURCHASE AGREEMENT
OFFER, RECEIPT AND ACCEPTANCE

1 BUYER The undersigned Haramaty Limited offers to buy the
2 PROPERTY located at 3702 Library Ave
3 City Cleveland Ohio, Zip 44109-2240
4 Permanent Parcel No. 015-13-077, and further described as being:

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

15 AS IS
16 NOT included: _____
17 _____

18 **SECONDARY OFFER** This is is not a secondary offer. This secondary offer, if applicable, will become a
19 primary offer upon BUYER's receipt of a signed copy of the release of the primary offer on or before
20 _____ (date). BUYER shall have the right to terminate this secondary offer at any time prior to
21 BUYER's receipt of said copy of the release of the primary offer by delivering written notice to the SELLER or the
22 SELLER's agent. BUYER shall deposit earnest money within four (4) days of becoming the primary offer.

23 **PRICE** BUYER shall pay the sum of \$ 17,000 ~~18,000~~ 10-26-16
24 Payable as follows:
25 Earnest money paid to Broker will be deposited in a non-
26 interest bearing trust account and credited against
27 purchase price. \$ 1,000

28 Check to be deposited immediately upon the
29 formation of a binding AGREEMENT, as defined
30 below on lines 231-238.

31 Note to be redeemed within four (4) days after
32 formation of a binding AGREEMENT, as defined
33 below on lines 231-238.

34 Cash to be deposited in escrow \$ 16,000 ~~17,000~~ 10-26-16

35 Mortgage loan to be obtained by BUYER \$ 0
36 CONVENTIONAL, FHA, VA, OTHER CASH

38 **FINANCING** BUYER shall make a written application for the above mortgage loan within _____ days
39 after acceptance and shall obtain a commitment for that loan on or about _____. If,
40 despite BUYER's good faith efforts, that commitment has not been obtained, then this AGREEMENT shall be null
41 and void. Upon signing of a mutual release by SELLER and BUYER, the earnest money deposit shall be returned
42 to the BUYER without any further liability of either party to the other or to Broker and their agents.

Approved by C&BOR, LoCAR, LEAR and GeCAR
Revised May 1, 2000
Page 1 of 6
SELLER'S INITIALS AND DATE CB 10/26/16
BUYER'S INITIALS AND DATE [Signature] 10-25-16
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40 NOTE In the event of a dispute between SELLER and BUYER over the return or forfeiture of earnest money held
41 in escrow by a Broker, the Broker is required by state law to retain said funds in the Broker's trust or escrow
42 account until a written release from the parties consenting to its disposition has been obtained or until
43 disbursement is ordered by a court of competent jurisdiction.

44 CLOSING All funds and documents necessary for the completion of this transaction shall be placed in escrow
45 with the lending institution or escrow company on or before OCT 31 16 and title shall be
46 transferred on or about OCT 31 2016 ASAP.

47 POSSESSION SELLER shall deliver possession to BUYER on TUE 10/26 (date) at NOON (time)
48 AM PM, provided the title has transferred. Subject to BUYER's rights, if any, the premises may be occupied
49 by the SELLER free for _____ (_____) days. Additional NA days at a rate of
50 \$ _____ per day. Payment and collection of fees for use and occupancy after transfer of title are the
51 sole responsibility of SELLER and BUYER.

52 TITLE SELLER shall convey a marketable title to BUYER by general warranty deed and/or fiduciary deed, if
53 required, with dower rights released, free and clear of all liens and encumbrances whatsoever, except a) any
54 mortgage assumed by BUYER, b) such restrictions, conditions, easements (however created) and
55 encroachments as do not materially adversely affect the use or value of the property, c) zoning ordinances, if any,
56 and d) taxes and assessments, both general and special, not yet due and payable. SELLER shall furnish an
57 Owner's Fee Policy of Title insurance from All Real Estate Solutions / 10106 GRAFT
58 (title company - if BUYER has a preference) in the amount of the purchase price with cost of the insuring
59 premium split equally between SELLER and BUYER. If the property is lienized, SELLER shall furnish an
60 Owner's Duplicate Certificate of Title, and a United States Court Search and Tax Search. SELLER shall have
61 thirty (30) days after notice to remove title defects. If unable to do so, BUYER may either a) accept Title subject to
62 each defect without any reduction in the purchase price or b) terminate this AGREEMENT, in which case neither
63 BUYER, SELLER nor any REALTOR(S) shall have any further liability to each other, and both BUYER and
64 SELLER agree to sign a mutual release, whereupon the Broker shall return the earnest money to BUYER.

65 PRORATIONS General taxes, annual maintenance fees, subdivision charges, special assessments, city and
66 county charges and tenant's rents shall be prorated as of the date of the title transfer. Taxes and assessments
67 shall be prorated based upon the latest available tax duplicate. However, if the tax duplicate is not yet available or
68 the improved land is currently valued as land only, taxes and assessments shall be prorated based upon 35% of
69 the selling price times the millage rate. The escrow agent is instructed to contact the local governmental taxing
70 authority, verify the correct tax value of the property as of the date of title transfer and pay the current taxes due to
71 the date of the title transfer. If the property being transferred is new construction and recently completed or in the
72 process of completion at the time the AGREEMENT was signed by the parties, the escrow agent is instructed to
73 make a good faith estimate of the taxes to be owed on the value of the improved property to the date of title
74 transfer and reserve sufficient funds in escrow from SELLER's net proceeds to pay those taxes when they
75 become due and payable after title transfer. The escrow agent is instructed to release the balance of the funds on
76 reserve once they receive notice from the local county auditor that the taxes on the land and improvements have
77 been paid in full to the date of title transfer. BUYER acknowledges that the latest available tax duplicate may not
78 reflect the accurate amount of taxes and assessments that will be owed. SELLER agrees to reimburse BUYER
79 directly outside of escrow for any increase in valuation and the cost of all passed or levied, but not yet certified,
80 taxes and assessments, if any, prorated to the date of title transfer. SELLER is not aware of any proposed taxes
81 or assessments, public or private, except the following: _____
82 _____
83 _____

84 In the event the property shall be deemed subject to any agricultural tax recoupment (CAUV):
85 BUYER SELLER agrees to pay the amount of such recoupment.

86 CHARGES/ESCROW INSTRUCTIONS: This AGREEMENT shall be used as escrow instructions subject to the
87 Escrow Agent's usual conditions of acceptance. SELLER shall pay the following costs through escrow: a) real
88 estate transfer tax, b) any amount required to discharge any mortgage, lien or indorsement not assumed by
89 BUYER, c) title exam and one-half the cost of insuring premium for Owner's Fee Policy of Title Insurance, d)
90 prorations due BUYER, e) Broker's commissions, f) one-half of the escrow and g) other _____
91 _____
92 (unless VA/FHA regulations prohibit payment of escrow fees by BUYER in which case SELLER shall pay the
93 entire escrow fee). SELLER shall pay directly all utility charges to the date of title transfer or date of possession.

94 Approved by LANCEL, LIC. AR, LIC. NR, ORCAK, Member of the _____, State Association. CB 10/26/16 10-25-16
95 Revised May 1, 2006
96 Page 2 of 6
97 SELLER'S INITIALS AND DATE BUYER'S INITIALS AND DATE © Form 100

whichever is later. The escrow agent shall withhold \$ 0.00 from the proceeds due SELLER for the SELLER's final water and sewer bills. Tenant security deposits, if any, shall be credited in escrow to the BUYER.

BUYER shall pay the following through escrow (unless prohibited by VA/FHA regulations): a) one-half of the escrow fee b) one-half the cost of insuring premiums for Owners Fee Policy of Title Insurance; c) all recording fees for the deed and any mortgage, and d) other _____

BUYER shall secure new insurance on the property

BUYER acknowledges the availability of a LIMITED HOME WARRANTY PROGRAM with a deductible paid by BUYER which will will not be provided at a cost of \$ 0 charged to SELLER BUYER from escrow at closing. SELLER and BUYER acknowledge that this LIMITED HOME WARRANTY PROGRAM will not cover any pre-existing defects in the property. Broker may receive a fee from the home warranty provider.

The SELLER(s) hereby authorize and instruct the escrow agent to send a copy of their fully signed HUD-1 Settlement Statement to the Brokers listed on this AGREEMENT promptly after closing.

The BUYER(s) hereby authorize and instruct the escrow agent to send a copy of their fully signed HUD-1 Settlement Statement to the Brokers listed on this AGREEMENT promptly after closing.

INSPECTION This AGREEMENT shall be subject to the following inspection(s) by a qualified inspector of BUYER's choice within the specified number of days from formation of binding AGREEMENT. BUYER assumes sole responsibility to select and retain a qualified inspector for each requested inspection and releases Broker of any and all liability regarding the selection or retention of the inspector(s). If BUYER does not elect inspections, BUYER acknowledges that BUYER is acting against the advice of BUYER's agent and broker. BUYER understands that all real property and improvements may contain defects and conditions that are not readily apparent and which may affect a property's use or value. BUYER and SELLER agree that the REALTORS® and agents do not guarantee and in no way assume responsibility for the property's condition. BUYER acknowledges that it is BUYER's own duty to exercise reasonable care to inspect and make diligent inquiry of the SELLER or BUYER's inspectors regarding the condition and systems of the property.

INSPECTIONS REQUIRED BY ANY STATE, COUNTY, LOCAL GOVERNMENT OR FHAVA DO NOT NECESSARILY ELIMINATE THE NEED FOR THE INSPECTIONS LISTED BELOW

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

Choice		Inspection	Expense	
Yes	No		BUYER's	SELLER's
<input type="checkbox"/>	<input type="checkbox"/>	GENERAL HOME _____ days from formation of AGREEMENT	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	SEPTIC SYSTEM _____ days from formation of AGREEMENT	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	WATER POTABILITY _____ days from formation of AGREEMENT	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	WELL FLOW RATE _____ days from formation of AGREEMENT	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	RADON _____ days from formation of AGREEMENT	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	OTHER _____ days from formation of AGREEMENT	<input type="checkbox"/>	<input type="checkbox"/>

After each inspection requested, BUYER shall have three (3) days to elect one of the following: a) Remove the inspection contingency and accept the property in its "AS IS" PRESENT PHYSICAL CONDITION; or b) Accept the property subject to SELLER agreeing to have specific items, that were either previously disclosed in writing by the SELLER or identified in a written inspection report, repaired by a qualified contractor in a professional manner at SELLER's expense; or c) Terminate this AGREEMENT if written inspection report(s) identify material latent defects NOT previously disclosed in writing by the SELLER and any cooperating real estate Broker.

If the property is accepted in its "AS IS" PRESENT PHYSICAL CONDITION, BUYER agrees to sign an Amendment To Purchase AGREEMENT removing the inspection contingency and this AGREEMENT will proceed

CB 10/26/10
SELLER'S INITIALS AND DATE

10-28-10
BUYER'S INITIALS AND DATE

11 in full force and effect. If the property is accepted subject to the SELLER repairing specific defects, BUYER shall
12 provide to SELLER a copy of the inspection report(s) and sign an Amendment To Purchase Agreement removing
13 the inspection contingency and identifying the defects which are to be repaired. SELLER and BUYER shall have
14 three (3) days from SELLER's receipt of the written list of defects and the inspection report(s) to agree in writing
15 which defects, if any, will be corrected at SELLER's expense. If a written AGREEMENT is not signed by SELLER
16 and BUYER within those three (3) days, this AGREEMENT is null and void and SELLER and BUYER agree to
17 sign a mutual release. If the BUYER elects to terminate this AGREEMENT based upon newly discovered material
18 latent defects in the property, BUYER shall provide a copy of the written inspection report to the SELLER and
19 both parties agree to promptly sign a mutual release. Upon signing of a mutual release by SELLER and BUYER,
20 the earnest money deposit shall be returned to the BUYER without any further liability of either party to the other
21 or to Broker(s).

22 The BUYER and SELLER can mutually agree IN WRITING to extend the dates for inspections, repairs, or to
23 exercise their right to terminate the AGREEMENT. SELLER agrees to provide reasonable access to the property
24 for BUYER to review and approve any conditions corrected by SELLER.

25 Yes No
26 PEST/WOOD DESTROYING INSECTS An inspection of all structures on said premises shall be
27 made by a licensed inspection or exterminating agency of BUYER's or SELLER's choice at BUYER's
28 SELLER's expense and such agency's written report shall be made available to the BUYER before closing. If
29 such report shows existing infestation or damage by pests, termites or wood destroying insects, treatment of the
30 condition shall be made by a licensed exterminating agency which shall furnish a certificate of guarantee for a
31 period of at least one year in the case of termites and a certificate of guarantee for a period of at least 60 days in
32 the case of wood destroying insects. ALL REPAIRS AND TREATMENT COSTS SHALL BE PAID BY THE BUYER
33 OR SELLER (unless FHA/VA regulations prohibit payment of inspection by BUYER, in which case SELLER
34 shall pay the cost.) This AGREEMENT may be voided by the party paying for the repair, if it exceeds \$500.00.

35 Yes No
36 LEAD BASED PAINT BUYER shall have the right to have a risk assessment or inspection of the
37 property by a qualified inspector, for the presence of lead-based paint and/or lead based paint hazards at
38 BUYER's expense within ten (10) days after formation of a binding AGREEMENT. (Intact lead-based paint that is
39 in good condition is not necessarily a hazard. See EPA pamphlet "Protect Your Family From Lead In Your Home"
40 for more information.) In the event existing deficiencies or corrections are identified by the inspector in their
41 written report, BUYER shall have the right to terminate the AGREEMENT or request that the SELLER repair the
42 specific existing deficiencies noted on the written inspection report. In that event, BUYER agrees to immediately
43 provide the specific existing deficiencies noted on the written inspection report. In that event, BUYER agrees to
44 immediately provide SELLER with a copy of the written inspection and/or risk assessment report. Upon receipt of
45 the inspection report and BUYER's request of repairs, SELLER will have the option to either agree to correct the
46 deficiencies identified in the inspector's written report or decline to do any repairs. If SELLER elects to correct the
47 deficiencies, SELLER agrees to provide to BUYER prior to Title Transfer with a certificate from a qualified risk
48 assessor or inspector demonstrating that the deficiencies have been remedied. If the SELLER declines to correct
49 the deficiencies, BUYER may elect to terminate the AGREEMENT or accept the property in its "AS IS" condition.
50 BUYER may remove the right of inspection at any time without SELLER's consent.

51 BUYER HAS FC (BUYER's initials) received a copy of the EPA pamphlet entitled "PROTECT
52 YOUR FAMILY FROM LEAD IN YOUR HOME" and a copy of the "DISCLOSURE ON LEAD-BASED PAINT
53 AND/OR LEAD-BASED PAINT HAZARDS."

54 BUYER HAS NOT _____ (BUYER's initials) received a copy of the EPA pamphlet entitled
55 "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME" and a copy of the "DISCLOSURE ON LEAD-BASED
56 PAINT AND/OR LEAD-BASED PAINT HAZARDS (disclosure form)." This offer is subject to the SELLER
57 completing the disclosure form and BUYER's review and approval of the information contained on the disclosure
58 form within _____ days from receipt.

59 MEGAN'S LAW SELLER warrants that SELLER has disclosed to BUYER all notices received pursuant to Ohio's
60 sex offender law. The BUYER acknowledges that the information disclosed may no longer be accurate and
61 agrees to inquire with the local sheriff's office. BUYER agrees to assume the responsibility to check with the local
62 sheriff's office for additional information. BUYER will rely on BUYER's own inquiry with the local sheriff's office as
63 to registered sex offenders in the area and will not rely on SELLER or any real estate agent involved in the
64 transaction.

Approved by C.A.B.R., L.C.A.R., L.C.A.R., Col. A.R., Median B.O.R. and the Cuyahoga County Bar Association
Revised May 1, 2008
Page 3 of 6
SELLER'S INITIALS AND DATE
BUYER'S INITIALS AND DATE
C Form 100

CB 10-29-16
CB 10/26/16

CONDITION OF PROPERTY BUYER has examined the property and agrees that the property is being purchased in its "AS IS" PRESENT PHYSICAL CONDITION including any defects disclosed by the SELLER on the state of Ohio Residential Property Disclosure Form or identified by any inspections requested by either party. SELLER agrees to notify BUYER in writing of any additional disclosure items that arise between the date of acceptance and the date of recording of the deed. BUYER has not relied upon any representations, warranties or statements about the property (including but not limited to its condition or use) unless otherwise disclosed on this AGREEMENT or on the Residential Property Disclosure Form.

BUYER HAS _____ (BUYER's initials) received a copy of the Residential Property Disclosure Form signed by SELLER on _____ (date) prior to writing this offer.

BUYER HAS NOT _____ (BUYER's initials) received a copy of the Residential Property Disclosure Form. This offer is subject to the SELLER completing the Residential Property Disclosure Form and BUYER's review and approval of the information contained on the disclosure form within NONE days from receipt.

SELLER shall pay all costs for the repair of any gas line leak found between the street and foundation at the time of transfer of utilities. SELLER agrees to comply with any and all local governmental point of sale laws and/or ordinances. SELLER will promptly provide BUYER with copies of any notices received from governmental agencies to inspect or correct any current building code or health violations if applicable. BUYER and SELLER shall have SEVEN (7) days after receipt by BUYER of all notices to agree in writing which party will be responsible for the correction of any building code or health violation(s). In the event BUYER and SELLER cannot agree in writing, this AGREEMENT can be declared null and void by either party.

REPRESENTATIONS AND DISCLAIMERS BUYER acknowledges that the SELLER completed the Residential Property Disclosure Form and agrees to hold the Broker(s) and their agents harmless from any misstatements or errors made by the SELLER on the form. BUYER also acknowledges and agrees that the Broker(s) and their agents have no obligation to verify or investigate the information provided by the SELLER on that form. BUYER hereby acknowledges that any representation by SELLER or the real estate agent(s) regarding the square footage of the rooms, structures or lot dimensions, homeowners fees, public and private assessments, utility bills, taxes and special assessments are approximate and not guaranteed. Please list any and all verbal representations made by Broker(s) or their agents that you relied upon when purchasing this property (if none, write "none"). NONE

DAMAGE If any building or other improvements are destroyed or damaged in excess of ten percent of the purchase price prior to title transfer, BUYER may either accept the insurance proceeds for said damage and complete this transaction or may terminate this AGREEMENT and receive the return of all deposits made. If such damage is less than ten percent of the purchase price, SELLER shall restore the property to its prior condition.

BINDING AGREEMENT Upon written acceptance and then either written or verbal notice of such acceptance to the last-offering party, this offer and any addenda listed below shall become a LEGALLY BINDING AGREEMENT UPON BUYER AND SELLER and their heirs, executors, administrators and assigns and shall represent the entire understanding of the parties regarding this transaction. All counter-offers, amendments, changes or deletions to this AGREEMENT shall be in writing and be signed by both BUYER and SELLER. Facsimile signatures shall be deemed binding and valid. This AGREEMENT shall be used as escrow instructions subject to the Escrow Agent's usual conditions of acceptance. For purposes of this AGREEMENT, "days" shall be defined as calendar days. This AGREEMENT is a legally binding contract. If you have any questions of law, consult your attorney.

ADDENDA The additional terms and conditions in the attached addenda Agency Disclosure Form Residential Property Disclosure Form VA FHA FHA Home Inspection Notice Condo House Sale Contingency Addendum House Sale Contingency Addendum Lead Based Paint Other _____ are made part of this AGREEMENT. The terms and conditions of any addenda supersede any conflicting terms in the purchase AGREEMENT.

CB 10/26/16

10-24-16

134 Haramaty Limited 21880 Lorain Rd Fairview Park,
135 BUYER) (ADDRESS AND ZIP CODE)

140 CH (PHONE NO.)
141 BUYER) (DATE) 10-25-16

144 **DEPOSIT RECEIPT** Receipt is hereby acknowledged, of \$ 1,000 check note, earnest money.
145 Subject to terms of the above offer

150 By Christopher Kaylor Office REALTY TRUST SERVICES Phone 3309401073

151 **ACCEPTANCE** SELLER accepts the above offer and irrevocably instructs the escrow agent to pay from
152 SELLER's escrow funds a commission of \$ 1,500 percent (%) of the purchase price to REALTY TRUST SERVICES (Broker)
153 29550 Detroit Road Suite 102 Westlake OH 44145 (Address)
154 and PER LISTING percent (%) of the purchase price to PER LISTING (Broker)
155 _____ (Address)

156 as the sole procuring agents in this transaction.
157 Crystal Black 3990 Pearl Ave Lorain Ohio 44055
158 SELLER) (ADDRESS AND ZIP CODE)

159 Crystal Black (PHONE NO.)
160 PRINT SELLER'S NAME (DATE) 10/26/16

161 AKA Crystal Lempeck 216 785-8463
162 SELLER) (ADDRESS AND ZIP CODE)

165 (PRINT SELLER'S NAME) (PHONE NO.) (DATE)

167 The following information is provided solely for the Multiple Listing Services use and will be completed by the
168 Brokers or their agents and is not part of the terms of the Purchase AGREEMENT.

Multiple Listing Information	
<u>Brian P. Jordan</u> (Listing agent name)	<u>35 754 8</u> (Listing agent license #)
<u>Realtywise</u> (Listing broker name)	<u>2487</u> (Listing broker office #)
<u>Christopher Kaylor</u> (Selling agent name)	<u>2011903065</u> (Selling agent license #)
<u>Realty Trust Services</u> (Selling broker name)	<u>9165</u> (Selling broker office #)

In the event that both the buyer and seller are represented by the same agent, the agent and **Realty Trust Services** will act as a dual agent but only if both parties agree. As a dual agent, 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 would 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 that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties **Realty Trust Services** has listed. In that instance, **Realty Trust Services** 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

When **Realty Trust Services** lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. **Realty Trust Services** does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because **Realty Trust Services** shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead, that company will be looking out for the buyer and **Realty Trust Services** will be representing your interests. When acting as a buyer's agent, **Realty Trust Services** 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, 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 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 by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. (Effective: 3-25-08)

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 to acknowledge receipt of this pamphlet. Your signature will not obligate you to work with our company if you do not choose to do so.

Haramaty Limited
Name (Please Print)


Signature

10-25-16
Date

Cryptal Black
Name (Please Print)

Signature

10/26/16
Date



AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 3702 Library Ave. Cleveland OH 44107
Buyer(s): Haramaty Limited
Seller(s): _____

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by Christopher Kaylor and Realty Trust Services
The seller will be represented by Brian P. Jordan and Realtywise

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

- Two agents in the real estate brokerage represent both the buyer and the seller, check the following relationship that will apply:
 - Agent(s) _____ works for the buyer and Agent(s) _____ works for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
 - Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. If such a relationship does exist, explain _____.

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

- Agent(s) _____ and real estate brokerage _____ will be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. If such a relationship does exist, explain _____.
- represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

Haramaty Limited
BUYER/BUYERS AGENT
[Signature]
10-25-16
DATE

Crystal Black 10/26/16
SELLER/LANDLORD
DATE

DUAL AGENCY

The law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly.
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage.
- Provide information regarding lenders, inspectors and other professionals, if requested.
- Provide market information available from a property listing service or public records, if requested.
- Prepare and present all offers and counteroffers at the direction of the parties.
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law.
- Advocate or negotiate on behalf of either the buyer or seller.
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept.
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

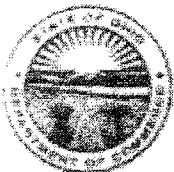
Management Level Licensees: Generally the broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the broker and manager are dual agents. There are two exceptions to this. The first is where the broker or manager is personally representing one of the parties. The second is where the broker or manager is selling or buying his own real estate. These exceptions only apply if there is another broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. **IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.**

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to an attorney or to:

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4190



10-25-15

CB
10/26/16

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

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

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

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

Purchaser's Acknowledgment (initial)

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

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

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Crystal Lempeck 3/25/2016
Seller Date Seller Date

Purchaser Date Purchaser Date
[Signature] 3-25-2016
Agent Date Agent Date

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT
(In Compliance with Federal Law)

TO: CRYSTAL LEMPECK
(Buyer, Seller or Borrower)

PROPERTY ADDRESS: 3702 LIBRARY AVE, CLEV OH

FROM: BRIAN JORDAN DATE: _____
(Party making referral)

We are pleased to recommend that you arrange title and/or escrow closing services through Ohio Great Northern Title Agency, LLC and Chicago Title Insurance Company. Ohio Great Northern Title Agency, LLC is a title insurance policy issuing agent of Chicago Title Insurance Company ("Chicago Title") and contracts with Chicago Title for certain settlement services. PLEASE NOTE that Realtywise has a business relationship with Ohio Great Northern Title Agency, LLC and has a direct ownership interest in Ohio Great Northern Title Agency, LLC. Executive Title Agency Corp., a wholly owned subsidiary of Chicago Title has a 50.1% direct ownership interest in Ohio Great Northern Title Agency, LLC. Because of this relationship, this referral may provide Realtywise a financial or other benefit.

Below are the estimated range of charges for settlement services:

<u>Amount of Title Insurance Coverage for Owners Policy</u>	<u>Premium per \$1,000 of Contract Sales Price</u>	<u>Closing (Escrow) Fee</u>	<u>Conveyance Fee (Transfer Tax)</u>
Up to \$150,000	\$5.75 / \$1,000	Closing fees range	\$3.00 - \$4.00 per \$1,000
Over \$150,000 up to \$250,000	Flat fee of \$187.50 + \$4.50/\$1,000	between \$125 and \$375	Per Contract Sales Price
Over \$250,000 up to \$500,000	Flat fee of \$437.50 + \$3.50/\$1,000	each to Purchaser and	(Rounded to the nearest
Over \$500,000 up to \$10,000,000	Flat fee of \$812.50 + \$2.75/\$1,000	Seller depending on	\$100) Depending on county
Over \$10,000,000	Flat fee of \$812.50 + \$2.25/\$1,000	purchase price & county	location of property
Minimum Charge	\$175		

Charges to Purchaser

½ of Owner's Title Insurance - per schedule above	
Settlement / Escrow Fee - per schedule above	
Title Insurance Binder	\$75
Lender's Coverage (simultaneous issue)	\$100
Special Tax Exam (if applicable)	\$35
Conditional Filing Fee (if applicable)	\$35
Transfer Service Fee (if applicable)	\$35

Charges to Seller

½ of Owner's Title Insurance - per schedule above
Settlement / Escrow Fee - per schedule above
Title Examination - \$125 - \$325 (depending on county)
Release Service Fee (if applicable) - \$35 per lien
Conveyance Fee (Transfer Tax) - per schedule above

Please Note: There may be additional charges depending on the particular needs of your transaction.

While we encourage you to use these companies, you are NOT required to use the listed provider as a condition for the purchase, sale, or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Acknowledgment

I/we have read this disclosure form and understand that Realtywise is /are referring me/us to purchase the above-described settlement service(s), and may receive a financial or other benefit as a result of this referral.

Signature: Crystal Lempeck Date: 3-25-16

Signature: _____ Date: _____



STATE OF OHIO
DEPARTMENT OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials _____ Date _____
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____



STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 3702 Library Ave Cleveland Ohio 44109

Owners Name(s): Crystal Semper

Date: 3/25, 2016

Owner is not occupying the property. If owner is occupying the property, since what date: 3.25.16
CS 3/25/16 If owner is not occupying the property, since what date:

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- Public Water Service, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? Yes No

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- Public Sewer, Leach Field, Unknown, Private Sewer, Aeration Tank, Other, Septic Tank, Filtration Bed

If not a public or private sewer, date of last inspection: Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? Yes No

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? Yes No

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? Yes No

Owner's Initials CL Date 3/25

Purchaser's Initials Date

Property Address 3702 Libraville Cleveland Ohio 44109

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? Yes No
If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? Yes No
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?
 Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any previous or current fire or smoke damage to the property? Yes No
If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials CL Date 3/25
Owner's Initials CL Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 3702 Library Ave Cleveland OH 44105

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No
If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:
Is the property located in a designated flood plain? Yes No Unknown
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No
If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No
If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No
If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No
If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No
If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property? Yes No Yes No
1) Boundary Agreement 4) Shared Driveway
2) Boundary Dispute 5) Party Walls
3) Recent Boundary Change 6) Encroachments From or on Adjacent Property
If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:
Broken Windows

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials CL Date _____
Owner's Initials CL Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 3702 Library ave Cleveland Ohio 44108

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Cristal Semper DATE: 3/25/2016
OWNER: _____ DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____
PURCHASER: _____ DATE: _____