

**NOTICE OF AVAILABILITY AND OFFER
OF CLOSING PROTECTION COVERAGE**

Seller: Seller Vested Name
Buyer: DRD Holdings LLC, An Ohio Limited Liability Company
Borrower: NA
Lender: NA

Re: Licensed Agent: Servicelink
Premises: 3814 Russell Ave, Parma, OH 44134
Commitment/File No.: 00060862-006-M06

Notice of Availability of Closing Protection Coverage

Pursuant to Ohio Revised Code Section 3953.32, you are hereby notified of the availability of Closing Protection Coverage Chicago Title Insurance Company in connection with the above-referenced transaction for the premium stated in the Offer of Closing Protection Coverage outlined below.

Closing or settlement of a real estate and/or mortgage loan transaction can be characterized as having two components. One component pertains to the title to the Premises and the title insurance policy therefore. The other component pertains to the handling of funds and documents. A title insurance policy does not cover losses due to the mishandling of funds or documents. However, Closing Protection Coverage, as outlined below, does provide such protection.

Description of Coverage: The Closing Protection Coverage indemnifies you against the loss of settlement funds resulting from any of the following acts of the Licensed Agent or anyone acting on behalf of the Licensed Agent, subject to certain conditions and exclusions specified in the Closing Protection Coverage Form:

- (1) Theft, misappropriation, fraud, or any other failure to properly disburse settlement, closing or escrow funds; and
- (2) Failure to comply with any applicable written closing instructions, when agreed to by the Licensed Agent.

You are covered by a Closing Protection Coverage Form only if it is specifically addressed to you. A copy of the Closing Protection Coverage Form is available upon request.

AG 1-10-17

Intake Form

Property Address: _____

Listing Agent Commission Payee: _____

Listing Agent Commission Address: _____

Listing Agent Additional Commission or Fees: \$1,560.03

Selling Agent Commission Payee: Realty Trust Services

Selling Agent Commission Address: 29550 Detroit Rd #300
Westlake, OH 44145

Selling Agent Additional Commission or Fees: NONE

Water Company: _____

Sewer Company: _____

Are there Point of Sale Requirements: Yes or No

If yes has the inspection been ordered and or information provided to buyer: Yes or No

Outstanding Bills you know of: UNKNOWN

Buyer Marital Status: single

Is the buyer going to Occupy: Yes Or No

If no what is the buyer(s) current address: 3717 W 134th St Cleveland, OH

If the buyer is vesting as an LLC, Corp, Trust or other entity please provide company or trust documents along with documentation of signors name and authority.

Intake Form

Who is holding the Earnest Money: Remax for Servicelink
check # 2011314575 for \$5,200 USD

Has it been wired to Assured Title Agency, LLC Yes or No

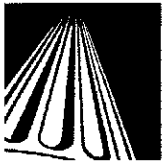
If it has not it must be wired in the next 48 hours please see wire instructions.

Is the buyer using their own title and escrow company: Yes or No

If yes provide company information and email address: _____

Is this property subject to and Homeowners Association: Yes or No

If yes provide company information and email address: _____



Realty Trust Services



AMENDMENT TO PURCHASE AGREEMENT AND REMOVAL OF CONCURRENCY / CONTINGENCIES

1 This is an Amendment to the Purchase AGREEMENT dated (Acceptance), 12/21/16.
2 for the purchase and sale of the property known as (street address)

3 3814 Russell Ave Parma OH 44134

4 between DRD Holding (BUYER)

5 and Select Portfolio Servicing INC. (SELLER).

6 The following changes and/or additions are hereby mutually agreed upon by the BUYER(S)
7 and the SELLER(S):

8 FINANCING: BUYER(S) loan commitment to be obtained on or about
9 CLOSING: Funds and Documents to be placed in escrow on or before JAN 30, 17

10 and title shall be transferred on or about JAN 30, 2017 OR SOONER

11 POSSESSION: Sellers shall deliver possession to BUYER(S) on _____.

12 [] AM [] PM provided the title has transferred.

13 HOUSE SALE CONCURRENCY: [] Removed subject to the financing conditions listed in the
14 purchase AGREEMENT.

15 HOUSE SALE CONTINGENCY: [] Removed subject to obtaining the necessary mortgage
16 financing, as stated on the purchase AGREEMENT
17 including the use of an equity line or bridge loan in an
18 amount necessary to purchase the property.

19 INSPECTION CONTINGENCIES:

- 20 1. General Home Inspection [] Removed [] Removed subject to conditions listed below.
21 2. Septic System Inspection [] Removed [] Removed subject to conditions listed below.
22 3. Water Potability Inspection [] Removed [] Removed subject to conditions listed below.
23 4. Well Flow Rate [] Removed [] Removed subject to conditions listed below.
24 5. Radon [] Removed [] Removed subject to conditions listed below.
25 6. Other(s) [] Removed [] Removed subject to conditions listed below.

26 see below [] Removed [] Removed subject to conditions listed below.

27 [] Removed [] Removed subject to conditions listed below.

28 [] Removed [] Removed subject to conditions listed below.

29 7. Pest/Wood Destroying Insect [] Removed [] Removed subject to conditions listed below.

30 8. Lead Based Paint Inspection [] Removed [] Removed subject to conditions listed below.

31 CONDITIONS:

32 closing date moved JAN. 30 2017
33 OR SOONER

34 _____

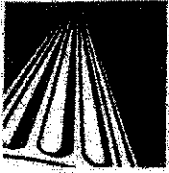
35 ALL OTHER TERMS AND CONDITIONS OF THE PURCHASE AGREEMENT TO REMAIN IN
36 FULL FORCE AND EFFECT.

37 DRD Holding LLC 1-10-17
38 BUYER DATE

37 Acyr Corp 1-10-17
38 BUYER DATE

39 _____
40 SELLER DATE

39 _____
40 SELLER DATE



**Realty Trust
Services** 

COMMISSION LETTER TO ESCROW AGENT

ATTENTION: Service Link — Amanda Guy

DATE: 12-23-16

PROPERTY ADDRESS: 3814 Russell Ave

CITY, STATE, ZIP: Parma, Ohio

LISTING COMPANY: Re/Max Jeff Smutek

COMMISSION TO LIST COMPANY: Per Agreement

SELLING COMPANY: Realty Trust Services — Christopher Kaylor

COMMISSION TO SELLING COMPANY: \$1,560.03

*\$5,200 em money provided to title company
Already. dropped to ReMax.*

*Thank you
Chris Kaylor*



Realty Trust Services
Sales, Management & Leasing

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Realtor, CMRS

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