



### A. Settlement Statement (HUD-1)

**B. Type of Loan**

1.  FHA 2.  RHS 3.  Conv. Units. 6. File Number: 17-1454

4.  VA 5.  Conv. Ins. 7. Loan Number: 8. Mortgage Insurance Case Number:

**C. Note:** *This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "p.o.c." were paid outside the closing; they are shown here for informational purposes and are not included in the totals.* (17-1454/28)

**D. Name and Address of Buyer:**  
 Jess Kluter  
 4006 Germaine Ave  
 Cleveland, OH 44109

**E. Name and Address of Seller:**  
 The Secretary of Housing and Urban  
 Development  
 100 Penn Square East  
 Philadelphia, PA 19107

**F. Name and Address of Lender:**

**G. Property Location:**  
 4914 Wichita Avenue  
 Cleveland, OH 44144  
 Cuyahoga County, Ohio

**H. Settlement Agent:** (440)788-7100  
 Cleveland Home Title Agency, LTD.  
 2035 Crocker Road, Suite 104 Westlake, OH 44145

**I. Settlement Date:**  
 May 31, 2017

**Disbursement Date:**  
 May 31, 2017

**Place of Settlement:**  
 2035 Crocker Road  
 Suite 104  
 Westlake, OH 44145

J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
<b>100. Gross Amount Due from Buyer</b>		<b>400. Gross Amount Due to Seller</b>	
101. Contract sales price	28,000.00	401. Contract sales price	28,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (line 1400)	1,530.50	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City/Town taxes		406. City/Town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. Gross amount due from Buyer</b>	<b>29,530.50</b>	<b>420. Gross amount due to Seller</b>	<b>28,000.00</b>
<b>200. Amounts Paid by or in Behalf of Buyer</b>		<b>500. Reductions in Amount Due to Seller</b>	
201. Deposit or earnest money	500.00	501. Excess deposit (see Instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	2,107.01
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
<b>209. Seller Paid Closing Costs Per Contract</b>	<b>840.00</b>	<b>509. Seller Paid Closing Costs Per Contract</b>	<b>840.00</b>
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/Town taxes		510. City/Town taxes	
211. County taxes 01/01/17 to 05/31/17	628.82	511. County taxes 01/01/17 to 05/31/17	628.82
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total paid by/for Buyer</b>	<b>1,968.82</b>	<b>520. Total reduction amount due Seller</b>	<b>3,575.83</b>
<b>300. Cash at Settlement from/to Buyer</b>		<b>600. Cash at Settlement from/to Seller</b>	
301. Gross amount due from Buyer (Line 120)	29,530.50	601. Gross amount due to Seller (Line 420)	28,000.00
302. Less amount paid by/for Buyer (Line 220)	( 1,968.82)	602. Less reductions due Seller (Line 520)	( 3,575.83)
<b>303. CASH FROM BUYER</b>	<b>27,561.68</b>	<b>603. CASH TO SELLER</b>	<b>24,424.17</b>

The Public Reporting Burden for this collection of information is estimated to average 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges		Paid From Buyer's Funds at Settlement	Paid From Seller's Funds at Settlement
<b>700. Total Real Estate Broker Fees</b>	<b>\$2,000.00</b>		
<i>Division of commission (line 700) as follows:</i>			
701. \$ 1,000.00 to Westway Realty			
702. \$ 1,000.00 to Realty Trust Services			
703. Commission paid at settlement			
704.			2,000.00
<b>800. Items Payable in Connection with Loan</b>			
801. Our origination charge		(from GFE #1)	
802. Your credit or charge (points) for the specific interest rate chosen		(from GFE #2)	
803. Your adjusted origination charges		(from GFE #A)	
804. Appraisal fee		(from GFE #3)	
805. Credit report		(from GFE #3)	
806. Tax service		(from GFE #3)	
807. Flood certification		(from GFE #3)	
808.			
<b>900. Items Required by Lender to be Paid in Advance</b>			
901. Interest from to @ ( days @ %)		(from GFE#10)	
902. Mortgage insurance premium for month to		(from GFE #3)	
903. Homeowner's insurance for year to		(from GFE #11)	
904. for year to			
<b>1000. Reserves Deposited with Lender</b>			
1001. Initial deposit for your escrow account		(from GFE #9)	
1002. Homeowner's insurance Months @ \$ per Month			
1003. Mortgage insurance Months @ \$ per Month			
1004. County taxes Months @ \$ per Month			
1005. Months @ \$ per Month			
1006. Months @ \$ per Month			
1007. Months @ \$ per Month			
1008. Aggregate Adjustment			
<b>1100. Title Charges</b>			
1101. Title services and title insurance		(from GFE #4) See additional 1101 items	1,045.00
1102. Settlement or closing fee			
1103. Owner's title insurance to Cleveland Home Title Agency, LTD.		(from GFE #5)	175.00
1104.			
1105.			
1106. Owner's title policy limit	\$28,000.00		
1107. Agent's portion of the total title insurance premium to Cleveland Home Title Agen	\$148.75		
1108. Underwriter's portion of the total title insurance premium to North American Title	\$26.25		
<b>1200. Government Recording and Transfer Charges</b>			
1201. Government recording charges to Cuyahoga County Fiscal Office		(from GFE #7)	36.00
1202. Deed \$ 36.00; Mortgage \$ ; Releases \$			
1203. Transfer taxes to Cuyahoga County Fiscal Office		(from GFE #8)	112.50
1204. City/County tax/stamps Deed \$ 112.50; Mortgage \$			
1205. State tax/stamps Deed \$ ; Mortgage \$			
1206.			
<b>1300. Additional Settlement Charges</b>			
1301. Required services that you can shop for		(from GFE #6)	62.00
1302. City of Cleveland Cert to City of Cleveland Dept. of Building and I			
1303. Attorney Fee-Deed Prep to Norman Law LLC			100.00
1304. Current Water Bill to City of Cleveland Division of Water		Acc. # 5232219823	80.76
1305. Current Sewer Bill to Northeast Ohio Regional Sewer District		Acc.# 7596987874	26.25
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>			1,530.50
			2,107.01

# HUD-1, Attachment

**Buyer:** Jess Kluter  
4006 Germaine Ave  
Cleveland, OH 44109

**Seller:** The Secretary of Housing and Urban  
Development  
100 Penn Square East  
Philadelphia, PA 19107

**Lender:**

**Settlement Agent:** Cleveland Home Title Agency, LTD.

(440)788-7100  
**Place of Settlement:** 2035 Crocker Road  
Suite 104  
Westlake, OH 44145

**Settlement Date:** May 31, 2017

**Disbursement Date:** May 31, 2017

**Property Location:** 4914 Wichita Avenue  
Cleveland, OH 44144  
Cuyahoga County, Ohio

**Title Services and Lender's Title Insurance**

Payee/Description	Buyer	Disclosure	Seller
Cleveland Home Title Agency, LTD. Special Tax Search	(from GFE #4)	50.00	
Cleveland Home Title Agency, LTD. Title Update	(from GFE #4)	50.00	
Cleveland Home Title Agency, LTD. Courier Fee	(from GFE #4)	30.00	
Cleveland Home Title Agency, LTD. Wire Fee	(from GFE #4)	15.00	
Cleveland Home Title Agency, LTD. Title Insurance Binder	(from GFE #4)	75.00	
Cleveland Home Title Agency, LTD. Exam Fee (CHT) Purchase	(from GFE #4)	325.00	
Cleveland Home Title Agency, LTD. Settlement Fee	(from GFE #4)	500.00	

**Total Title Services and Lender's Title Insurance** 1,045.00

**Keagan Furfari**  
**Contract Manager**

Jess Kluter

The Secretary of Housing and Urban Development

BY:

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Cleveland Home Title Agency, LTD.  
Settlement Agent

**WARNING:** It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

<b>TAXES</b>			
<b>2017</b>	<b>1530.12</b>		
<b>Days / Yr</b>	<b>365</b>	<b>period</b>	
<b>Per day cost</b>	<b>4.192109589</b>	<b>per diem</b>	
<b># pro rata days</b>	<b>150</b>	<b>days</b>	
	<b>628.8164384</b>	<b>HUD pro-ratio</b>	



**Cuyahoga County Treasurer**  
 2079 East 9th Street Cleveland, OH 44115  
 For Assistance, Call 216.443.7420 or  
 Ohio Relay Service 711 (Hearing Impaired)

**Real Estate Taxes For Second Half of 2016**

Parcel Number	Property Owner
012-03-040	THE SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Parcel Address	Property Description
4914 Wichita Ave, Cleveland, OH 44144	43 BRKSPK 0026 ALL

Market Value	35% Taxable Value	Homestead Exempt	Property Class
LAND 13,500	LAND 4,730		SINGLE FAMILY DWELLING
BUILDING 39,900	BUILDING 13,970		
TOTAL 53,400	TOTAL 18,700		

Taxing District	Tax Rate	Reduction Factor	Effective Tax Rate
Cleveland	119.73	.229734	92.223958

Tax Calculations	
REAL ESTATE TAXES	2,238.96
LESS TAX REDUCTION	-514.36
SUBTOTAL	1,724.60
LESS NON-BUSINESS CREDIT	-155.68
LESS OWNER OCCUPANCY CREDIT	-38.90
NET REAL ESTATE TAX	1,530.12
TOTAL CURRENT TAX	1,530.12
LESS PAYMENTS	1,530.12
TOTAL DUE	0.00
<b>Current Due</b>	
<b>0.00</b>	

Second Half Due Date: 07/13/2017  
 If taxes are not paid by the date indicated above, a 10% penalty shall be applied without further notice.

Detach here. Return bottom portion with your payment. Keep top portion for your records.



**Cuyahoga County Treasurer**  
 2079 East 9th Street Cleveland, OH 44115  
 For Assistance, Call 216.443.7420 or  
 Ohio Relay Service 711 (Hearing Impaired)

Current Taxes Due For Year 2016

Amount Due	Parcel Number
0.00	012-03-040
Write Amount Paid Here	

MAKE CHECKS PAYABLE TO:  
 CUYAHOGA COUNTY TREASURER  
 P.O. BOX 94547  
 CLEVELAND, OH 44101-4547

102-511137

OMB Approval No. 2502-0265



A. Settlement Statement (HUD-1)

B. Type of Loan		6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	17-1454		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	17-1454		

C. Note: This form is required to show the settlement of seller's obligations at closing. Items marked "paid" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. (17-454728)

D. Name and Address of Buyer: Jees Kular 4006 Germaine Ave Cleveland, OH 44109	E. Name and Address of Seller: The Secretary of Housing and Urban Development 100 Penn Square East Philadelphia, PA 19107	F. Name and Address of Lender: H. Settlement Agent: (440)788-7100 Cleveland Home Title Agency, LTD. 2035 Crocker Road, Suite 104 Westlake, OH 44145	I. Settlement Date: May 31, 2017 Disbursement Date: May 31, 2017
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G. Property Location:  
4914 Michita Avenue  
Cleveland, OH 44144  
Cuyahoga County, Ohio

old

J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Buyer	28,000.00	400. Gross Amount Due to Seller	28,000.00
101. Contract sales price		401. Contract sales price	
102. Personal property		402. Personal property	
103. Settlement charges to Buyer (line 1400)	1,637.51	403.	
104.		404.	
105.		405.	
106. Adjustments for items paid by seller in advance		406. Adjustments for items paid by seller in advance	
106. City/Town taxes		406. City/Town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
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112.		412.	
120. Gross amount due from Buyer	29,637.51	420. Gross amount due to Seller	28,000.00
200. Amounts Paid by or in Behalf of Buyer		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	500.00	502. Settlement charges to seller (line 1400)	2,000.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payor or first mortgage loan	
205.		505. Payor or second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209. Seller Paid Closing Costs Per Contract	840.00	509. Seller Paid Closing Costs Per Contract	840.00
210. Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/Town taxes		510. City/Town taxes	
211. County taxes		511. County taxes	
212. Assessments	628.82	512. Assessments	628.82
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for Buyer	1,968.02	520. Total reduction amount due Seller	3,468.82
300. Cash at Settlement from/to Buyer		600. Cash at Settlement from/to Seller	
301. Gross amount due from Buyer (Line 120)	29,637.51	601. Gross amount due to Seller (Line 420)	28,000.00
302. Less amount paid by/for Buyer (Line 220)	(1,968.82)	602. Less reductions due Seller (Line 520)	(3,468.82)
303. CASH FROM BUYER	27,668.69	603. CASH TO SELLER	24,531.18

NO PAID

The Public Reporting Burden for this collection of information is estimated to average 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information if it does not materially affect the operation of a governmental program. If you are unable to provide this information, you may still use the HUD-1 form. This form is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges		Paid From Buyer's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees	\$2,000.00		2,000.00
<i>Division of Commissioner Title 720 as follows:</i>			
701. \$ 1,000.00	to Winway Realty		
702. \$ 1,000.00	to Realty Trust Services		
703. Commission paid at settlement			
704.			
800. Items Payable in Connection with Loan			
801. Our origination charge		(from GFE #1)	
802. Your credit or charge (points) for the specific interest rate chosen		(from GFE #2)	
803. Your adjusted origination charges		(from GFE #A)	
804. Appraisal fee		(from GFE #3)	
805. Credit report		(from GFE #3)	
806. Tax service		(from GFE #3)	
807. Flood certification		(from GFE #3)	
809.			
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901. Interest from to to @ ( days @ %)		(from GFE #10)	
902. Mortgage insurance premium for month to		(from GFE #3)	
903. Homeowner's insurance for year to		(from GFE #11)	
904.			
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account			
1002. Homeowner's insurance Months @ \$ per Month		(from GFE #9)	
1003. Mortgage insurance Months @ \$ per Month			
1004. County taxes Months @ \$ per Month			
1005. Months @ \$ per Month			
1006. Months @ \$ per Month			
1007. Months @ \$ per Month			
1008. Aggregate Adjustment			
1100. Title Charges			
1101. Title services and title insurance		(from GFE #4)	1,045.00
1102. Settlement or closing fee			
1103. Owner's title insured to Cleveland Home Title Agency, LTD.		(from GFE #5)	175.00
1104.			
1105.			
1106. Owner's title policy limit	\$28,000.00		
1107. Agent's portion of the total title insurance premium to Cleveland Home Title Agen	\$148.75		
1108. Underwriter's portion of the total title insurance premium to North American Title I	\$26.25		
1200. Government Recording and Transfer Charges			
1201. Government recording charges to Cuyahoga County Fiscal Office		(from GFE #7)	36.00
1202. Deed \$ 36.00; Mortgage \$			
1203. Transfer taxes to Cuyahoga County Fiscal Office			
1204. City/County tax/stamps		(from GFE #8)	112.50
1205. State tax/stamps			
1206. Deed \$ ; Mortgage \$			
1300. Additional Settlement Charges			
1301. Required services that you can shop for		(from GFE #6)	62.00
1302. City of Cleveland Cert to City of Cleveland Dept. of Building and I			100.00
1303. Attorney Fee-Deed Prep to Norman Law LLC			80.76
1304. Current Water Bill to City of Cleveland Division of Water		Acc. # 5232218823	26.25
1305. Current Sewer Bill to Northeast Ohio Regional Sewer District		Acc. # 759897874	
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			1,637.51
			2,000.00

## HUD-1, Attachment

**Buyer:** Jess Kluter  
4006 Germaine Ave  
Cleveland, OH 44109

**Seller:** The Secretary of Housing and Urban  
Development  
100 Penn Square East  
Philadelphia, PA 19107

**Lender:**

**Settlement Agent:** Cleveland Home Title Agency, LTD.  
(440)788-7100

**Place of Settlement:** 2035 Crocker Road  
Suite 104  
Westlake, OH 44145

**Settlement Date:** May 31, 2017

**Disbursement Date:** May 31, 2017

**Property Location:** 4914 Wichita Avenue  
Cleveland, OH 44144  
Cuyahoga County, Ohio

**Title Services and Lender's Title Insurance**

Payee/Description	Discipline	Buyer	Seller
Cleveland Home Title Agency, LTD.	(from GFE #4)	50.00	
Special Tax Search	(from GFE #4)	50.00	
Cleveland Home Title Agency, LTD.	(from GFE #4)	30.00	
Title Update	(from GFE #4)	15.00	
Cleveland Home Title Agency, LTD.	(from GFE #4)	75.00	
Courier Fee	(from GFE #4)	325.00	
Wire Fee	(from GFE #4)	500.00	
Cleveland Home Title Agency, LTD.			
Title Insurance Binder			
Cleveland Home Title Agency, LTD.			
Exam Fee (CHT) Purchase			
Cleveland Home Title Agency, LTD.			
Settlement Fee			

**Total Title Services and Lender's Title Insurance** 1,045.00

Jess Kluter

The Secretary of Housing and Urban Development

BY:

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Cleveland Home Title Agency, LTD.  
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.



TITLE GO	ENTITY NAME	ACCOUNT NUMBER	ACCT TYPE	PROPERTY ADDRESS	CITY	STATE	ZIPCODE	LAST BILL	ACCOUNT BALANCE	HOLD AMOUNT	
CLEVELAND HOME	CEDARWOOD CONDO AS	1387420000	CWD	1600 CEDARWOOD	WESTLAKE	OH	44145-1816	19-APR-17	\$ 282.28	564.56	\$ 846.84
CLEVELAND HOME	HILL,RHONDA	5716840000	CWD	21292 STRATFORD	ROCKY RIVER	OH	44116-1253	13-APR-17	\$ -	200	\$ 200.00
CLEVELAND HOME	HOMES,ACCESSIBLE	8544050000	CWD	4474 W 145TH ST	CLEVELAND	OH	44135-2830	11-APR-17	\$ -	200	\$ 200.00
CLEVELAND HOME	HOMES,ACCESSIBLE	8713450001	NEORS	4474 W 145TH ST	CLEVELAND	OH	44135-2830	11-APR-17	\$ -	200	\$ 200.00
CLEVELAND HOME	MARLOW,KEVIN	4294020000	CWD	54 VISTA CIR	NORTH OLMSTED	OH	44070-5704	20-APR-17	\$ 69.74	200	\$ 269.74
CLEVELAND HOME	SCHEIMAN,DAVID A	7265800000	CWD	5612 BEHRWALD AV	CLEVELAND	OH	44144-3623	05-MAY-17	\$ 28.85	200	\$ 228.85
CLEVELAND HOME	SCHEIMAN,DAVID A	1284350000	NEORS	5612 BEHRWALD AV	CLEVELAND	OH	44144-3623	05-MAY-17	\$ 17.06	200	\$ 217.06
CLEVELAND HOME	SETH,NEELAM	4658420000	CWD	2751 WYNDGATE CT	WESTLAKE	OH	44145	18-APR-17	\$ 74.84	200	\$ 274.84
CLEVELAND HOME	THE SECRETARY OF HOUS	1649465681	CWD	17990 HOLLAND RD	BROOKPARK	OH	44142-3528	24-APR-17	\$ 9.00	200	\$ 209.00
CLEVELAND HOME	THE SECRETARY OF HOUS	7977173427	NEORS	17990 HOLLAND RD	BROOKPARK	OH	44142-3528	24-APR-17	\$ 12.87	200	\$ 212.87
CLEVELAND HOME	WARNER,ELIZBETH	3886620000	CWD	1428 BOBBY LN	WESTLAKE	OH	44145-1961	10-APR-17	\$ -	200	\$ 200.00
CLEVELAND HOME	WOODS,CARLTON TRS.	6557044593	CWD	29465 HUMMINGBI	WESTLAKE	OH	44145	21-APR-17	\$ 18.27	200	\$ 218.27
CLEVELAND HOME	LORENCE,LAURA A	1931020000	CWD	5847 STEARNS RD	NORTH OLMSTED	OH	44070-4104	19-APR-17	\$ -	200	\$ 200.00
CLEVELAND HOME	BORRERO,DURISNEL	4964007251	CWD	7615 WOOSTER PAR	PARMA	OH	44129-2521	21-APR-17	\$ -	200	\$ 200.00
CLEVELAND HOME	BORRERO,DURISNEL	1057450002	NEORS	7615 WOOSTER PAR	PARMA	OH	44129-2521	21-APR-17	\$ 59.51	200	\$ 259.51
CLEVELAND HOME	BREHA,MARK G	7246210000	CWD	14519 GLENCLIFFE R	CLEVELAND	OH	44111-1321	12-APR-17	\$ 31.27	200	\$ 231.27
CLEVELAND HOME	BREHA,MARK G	5179890004	NEORS	14519 GLENCLIFFE R	CLEVELAND	OH	44111-1321	12-APR-17	\$ 96.25	200	\$ 296.25
CLEVELAND HOME	CERNY, RONALD P. II	2265408528	CWD	4575 W 226TH ST	FAIRVIEW PARK	OH	44126-2553	12-APR-17	\$ -	200	\$ 200.00
CLEVELAND HOME	CHARLES PLACE CONDO	2549420000	CWD	700 BRICK MILL RUN	WESTLAKE	OH	44145-1646	19-APR-17	\$ 886.42	1772.84	#####
CLEVELAND HOME	DENNIS, WALTER D	7499882438	CWD	4103 MAPLE CREST	PARMA	OH	44134-3521	26-APR-17	\$ 27.40	200	\$ 227.40
CLEVELAND HOME	DENNIS, WALTER D	6549354292	NEORS	4103 MAPLE CREST	PARMA	OH	44134-3521	26-APR-17	\$ 34.13	200	\$ 234.13
CLEVELAND HOME	FORNI,PEGGY	9980420248	CWD	6112 PARKRIDGE AV	CLEVELAND	OH	44144-1563	05-MAY-17	\$ 332.66	200	\$ 532.66
CLEVELAND HOME	FORNI,PEGGY	3294490001	NEORS	6112 PARKRIDGE AV	CLEVELAND	OH	44144-1563	05-MAY-17	\$ 134.28	200	\$ 334.28
CLEVELAND HOME	FOWLER,LUCIUS & EVA	6343523759	CWD	21640 RIVIERA DR	PARKVIEW	OH	44126-3041	12-APR-17	\$ -	200	\$ 200.00
CLEVELAND HOME	HARDEN,KYLE L	3582182061	CWD	13841 HEATHERWO	BROOKPARK	OH	44142-3135	21-APR-17	\$ -	200	\$ 200.00
CLEVELAND HOME	HARDEN,KYLE L	2672891584	NEORS	13841 HEATHERWO	BROOKPARK	OH	44142-3135	21-APR-17	\$ 84.89	200	\$ 284.89
CLEVELAND HOME	HAWKINS,LEROY	1150400000	CWD	2173 E 74TH ST	CLEVELAND	OH	44103-4829	12-APR-17	\$ -	200	\$ 200.00
CLEVELAND HOME	HAWKINS,LEROY	6761390001	NEORS	2173 E 74TH ST	CLEVELAND	OH	44103-4829	12-APR-17	\$ -	200	\$ 200.00
CLEVELAND HOME	HEIN,MIKE	6324210000	CWD	3492 WARREN RD	CLEVELAND	OH	44111-2015	12-APR-17	\$ 28.85	200	\$ 228.85
CLEVELAND HOME	HEIN,MIKE	1924680004	NEORS	3492 WARREN RD	CLEVELAND	OH	44111-2015	12-APR-17	\$ 17.06	200	\$ 217.06
CLEVELAND HOME	KOLOSIONEK, KAREN M	1312220000	CWD	11328 GLEN ABBEY I	NORTH ROYALTON	OH	44133-2561	19-APR-17	\$ 10.00	200	\$ 210.00
CLEVELAND HOME	KOLOSIONEK, KAREN M	6467547407	NEORS	11328 GLEN ABBEY I	NORTH ROYALTON	OH	44133-2561	19-APR-17	\$ -	200	\$ 200.00
CLEVELAND HOME	LORENCE,LAURA A	1931020000	CWD	5847 STEARNS RD	NORTH OLMSTED	OH	44070-4104	19-APR-17	\$ -	200	\$ 200.00
CLEVELAND HOME	MOENICH,LEONARD	5287820000	CWD	6519 GLENCOE AVE	BROOKLYN VILLAGE	OH	44144-3712	05-MAY-17	\$ 11.50	200	\$ 211.50
CLEVELAND HOME	MOENICH,LEONARD	6713300003	NEORS	6519 GLENCOE AVE	BROOKLYN VILLAGE	OH	44144-3712	05-MAY-17	\$ 17.21	200	\$ 217.21
CLEVELAND HOME	MUNGER, PAULINA	8615897922	CWD	3446 TREE LN	NORTH OLMSTED	OH	44070-1682	19-APR-17	\$ 57.97	200	\$ 257.97
CLEVELAND HOME	OREFICE,ROY	0134120000	CWD	3660 TITAN DR	NORTH ROYALTON	OH	44133-3355	19-APR-17	\$ -	200	\$ 200.00
CLEVELAND HOME	OREFICE,ROY	3143105284	NEORS	3660 TITAN DR	NORTH ROYALTON	OH	44133-3355	19-APR-17	\$ -	200	\$ 200.00
CLEVELAND HOME	REUTER,WILLIAM	4358810000	CWD	24042 ELM RD	NORTH OLMSTED	OH	44070-3732	19-APR-17	\$ 465.04	200	\$ 665.04
CLEVELAND HOME	SECY OF HUD	5232219823	CWD	4914 WICHITA AVE	CLEVELAND	OH	44144-3637	05-MAY-17	\$ 80.76	200	\$ 280.76
CLEVELAND HOME	SECY OF HUD	7598987874	NEORS	4914 WICHITA AVE	CLEVELAND	OH	44144-3637	05-MAY-17	\$ 26.25	200	\$ 226.25
CLEVELAND HOME	SELESTAK,BRYAN P.&DILLI	9598920447	CWD	21982 EATON RD	FAIRVIEW PARK	OH	44126-2314	12-APR-17	\$ -	200	\$ 200.00

**Case Screen**

Case Number: 412-514437  
 Current Step: 8-Sales Offer  
 Step Date: 04/28/2017  
 HOC: Philadelphia  
 Contract Area: 4P  
 M&M Contractor NAID:  
 M&M Contractor Name:  
 M&M Contract Number:  
 M&M Assigned Date:  
 FSM NAID:  
 FSM Contractor Name:  
 FSM Contract Number:  
 FSM Assigned Date:  
 FSM Phone Number:  
 AM NAID:  
 AM Contractor Name:  
 AM Contract Number:  
 AM Assigned Date:  
 AM Phone Number:  
 Street Num/Dir Prefix:  
 Street:  
 Subdivision/Dir Suffix:  
 City:  
 St-Zip:  
 County:  
 # of Units:  
 Parcel Number:

Year Built: 1914  
 Acquisition Type: A-Acquired  
 Acquisition Date: 02/09/2017  
 Fee Status Code: HV (HUD Vacant)  
 Fee Status Date: 02/09/2017  
 NFC Notified Date:  
 HOM Code: N  
 HOM Date:  
 Indemnity Flag:  
 Revitalization Area:  
 NSP Tag Type:  
 ACA Type:  
 ACA Name:  
 Property Type: Street  
 Occupied:  
 Indian Lands:  
 Restrictions:  
 Condo/HOA:  
 Vandalism:  
 Reconveyance Status:  
 Reconveyance Status Date:  
 Status: Active  
 Status Date:

*SPB*

Days in Inventory: 104  
 Total Days HOM: 0  
 27011A Receipt Date: 02/09/2017  
 27011A Review Complete: Y  
 27011B,C,D Review Complete: Y  
 Complete: Y  
 Deed Filed Date: 02/08/2017  
 Initial PCR Date:  
 Initial Inspection Date: 02/12/2017  
 Transitioned Date:  
 Vacancy Date:  
 Initial Appraisal Date: 02/17/2017  
 Mobile Home: N

Appraisal Price: 28,400.00  
 DP Program Type: IE  
 DP Approved: Y  
 List Price: 28,400.00  
 Original List Date: 03/03/2017  
 Total Days Listed: 18  
 Current List Date:  
 Listing Phase:  
 Listing Phase End Date:  
 Bid Open Date:  
 Title Package Complete: Y  
 Title Approved: Y  
 LBP Inspection Date:

LBP Stabilization Complete Date:  
 LBP Clearance Passed: Y  
 Prelim Accept Date: 04/21/2017  
 Purchasers Entered: Y  
 Offer Accept Date: 04/28/2017  
 Sales Type: UI  
 Actual Closing Date:  
 Reconciled Date:  
 FSM Inspection Overdue: N  
 Hazards Found:  
 LBP Clearance Date:

Case Notes	
Creation Date	Notes Type
02/09/2017	Case Notes
02/28/2017	Case Notes
03/01/2017	Case Notes

AWAITING CLAIM  
 Marketing: Property is being sent to CCLRC for review - do not list until declined by CCLRC.  
 CCLRC - declined

**Sales Contract**  
**Property Disposition Program**  
 U.S. Department of Housing and Urban Development  
 Office of Housing  
 Federal Housing Commissioner

HUD Case No.  
**412-514437**

1. I (We), Jess Kluter  
 (Purchaser(s)) agree to purchase on the terms set forth herein, the following property, as more particularly described in the deed conveying the property to the Secretary of Housing and Urban Development:  
 4914 Wichita Ave, Cleveland, State Not Selected, 44144

(street number, street name, unit number, if applicable; city, county, State)  
 The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him. Title will be taken in the following

name(s) and style: No Title Style Selected Jess Kluter  
 3. \$ 28,000.

The agreed purchase price of the property is .....  
 Purchaser has paid \$ 28,000 as earnest money to be applied on the purchase price, and agrees to pay the balance of the purchase price, plus or minus prorations, at the time of closing, in cash to Seller. The earnest money deposit shall be held by Cleveland Home Title - Don Folino

4.  Purchaser is applying for FHA insured financing [  203(b),  203(b) repair escrow,  203(K) ] with a cash down payment of \$ TBD due at closing and the balance secured by a mortgage in the amount of \$ TBD for TBD months (does not include FHA Mortgage Insurance Premium, prepaid expenses or closing costs Seller has agreed to fund into mortgage.).

Said mortgage involves a repair escrow amounting to \$ .....  
 5. Seller is paying cash or applying for conventional or other financing not involving FHA. Seller will pay reasonable and customary costs, but not more than actual costs, nor more than paid by a typical Seller in the area, of obtaining financing and/or closing (excluding broker's commission) in an amount not to exceed .....

6a. Upon sales closing, Seller agrees to pay to the broker identified below a commission (including selling bonus, if offered by seller) of .....  
 7. The net amount due Seller is (Purchase price [Item 3] less Items 5 and 6) .....

8. Purchaser is:  owner-occupant (will occupy this property as primary residence)  investor  
 nonprofit organization  public housing agency  other government agency. Discount at closing: \_\_\_\_\_ %  
 6a. \$ 1000  
 6b. \$ 1000  
 7. \$ 25160

RECEIVED  
 APR 25 2017  
 SAGEAQQ

9. Time is of the essence as to closing. The sale shall close not later than 45 days from Seller's acceptance of contract. Closing shall be held at the office of Seller's designated closing agent or Cleveland Home Title - Don Folino

10. If Seller does not accept this offer, Seller  may  may not hold such offer as a back-up to accepted offer.

11. Lead based paint addendum  is  is not attached; Other addendum  is  is not attached hereto and made part of this contract.

12. Should Purchaser refuse or otherwise fail to perform in accordance with this contract, including the time limitation, Seller may, at Seller's sole option, retain all or a portion of the deposit as liquidated damages. The Seller reserves the right to apply the earnest money in any portion thereof, to any sums which may be owed by the Purchaser to the Seller for rent. Purchaser(s) Initials: JJK Seller's initials: JJK

13. This contract is subject to the Conditions of Sale on the reverse hereof, which are incorporated herein and made part of this contract.  
**Certification of Purchaser:** The undersigned certifies that in affixing his/her/its signature to this contract he/she/it understands:  
 (1) all the contents thereof (including the Conditions of Sale) and is in agreement therewith without protest; (2) he/she/it is responsible for satisfying itself as to the full condition of the property; and (3) that Seller will not perform repairs after acceptance of this contract.

Purchaser(s): (type or print names & sign) Jess Kluter Purchaser(s) Address: 4006 Germaine Ave Cleveland, OH 44109  
 Purchaser(s) Social Security Number (SSN) or Employer Identification Number (EIN) (include hyphens) Phone No: \_\_\_\_\_  
 296-88-7383  
 Seller: Secretary of Housing and Urban Development By: (type name & title, & sign)  
 X Virginia Streva Contract Specialist 4/18/17  
 Date Purchaser(s) Signed Contract: 04/21/2017  
 Date Contract Accepted by HUD: \_\_\_\_\_

**Certification of Broker:** The undersigned certifies that: (1) neither he/she nor anyone authorized to act for him/her has declined to sell the property described herein to or to make it available for inspection or consideration by a prospective purchaser because of his/her race, color, religion, sex, familial status, national origin, or disability; (2) he/she has both provided and explained to the purchaser the notice regarding use of Seller's closing agent; (3) he/she has explained fully to the purchaser the entire terms of the contract, including Condition B on the reverse hereof; and (4) he/she is in compliance with Seller's earnest money policy as set forth on HUD forms SAMS-1111, Payee Name and Address, and SAMS-1111-A, Selling Broker Certification, which he/she has executed and filed with Seller.

Broker's Business Name & Address: (for IRS reporting) (include Zip Code) Realty Trust Services  
2550 Okearoad #300  
Westlake OH 44145  
 Broker's EIN or SSN: (include hyphens) 20-8435694  
 Signature of Broker: X Jess Kluter  
 SAMS NAID: RLTYTR5694  
 Broker's Phone No: 440-477-0123

Type or print the name and phone number of sales person: Christopher Kaylor 3308401073  
 This section for HUD use only. Broker notified of:  
 Acceptance  Back-Up No. \_\_\_\_\_  
 Rejection  Return Earnest Money Deposit X  
 Authorizing Signature & Date: X Jess Kluter 4/27/17

**DEED  
LIMITED**

State of Ohio  
Cuyahoga County

FHA Case No. 412-514437

Know All Men By These Presents, That the Secretary of Housing and Urban Development (Hereinafter referred to as "Grantor") who acquired title by deed recorded as document number 201702130415 in the Cuyahoga County Recorder's Office, for the consideration of \$28,000.00 to him paid by Jess Kluter, unmarried, (hereinafter referred to as "Grantee(s)"), whose tax mailing address will be 4914 Wichita Avenue, Cleveland, Ohio 44144 the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, eneoffed, released, and confirmed and by these presents doth grant, bargain, sell, alien, eneoff, release and confirm unto the Grantee(s), the following described property;

**SEE EXHIBIT A LEGAL DESCRIPTION ATTACHED HERETO**

Permanent Parcel No.: 012-03-040  
AKA: 4914 Wichita Avenue  
Cleveland, Ohio 44144

Being the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701) and the Department of Housing and Urban Development Act (42 U.S.C. 3531).

Subject To All covenants, restrictions, easements, conditions, and rights appearing of record; and Subject to any state of facts an accurate survey would show.


To Have And To Hold said premises, with the appurtenances thereunto belonging, to the said Grantee(s), and to the heirs and assigns of said Grantee(s), forever.

And The Said Grantor, and his successors, hereby covenants with the said Grantee(s), and the heirs and assigns of said Grantee(s), that said premises are free and clear from all encumbrances, whatsoever, by, from agreements, covenants and conditions of record; and Except any state of facts with which would be disclosed by an accurate survey of the premises herein conveyed.

Said Grantor, and his successors, hereby further covenants that said Grantor, and his successors, will Forever Warrant and Defend the same with the appurtenances thereunto belonging, unto said Grantee(s), and the heirs and assigns of said Grantee(s), against the lawful claims of all persons claiming by, from, through, or under the said Grantor herein.

In Witness Whereof, the undersigned on \_\_\_\_\_ has set his/her hand and said as Authorized Agent for and on behalf of the Secretary of Housing and Urban Development, under authority and by virtue of a delegation of authority published at 70FR 43171 (April 18, 2013)

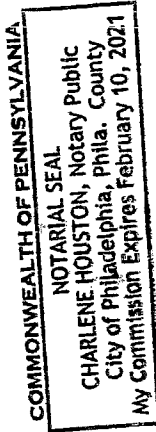
Secretary of Housing and Urban Development

  
\_\_\_\_\_  
Title: Designated Signatory for Sage Acquisitions  
Asset Manager Contractor Authorized Agent

*Pennsylvania*  
State of Ohio  
*Philadelphia*  
County of Cuyahoga Philadelphia  
Nicole Brown  
Project Manager

Before me, the undersigned, a notary public in and for the State and County, personally appeared the above named Nicole Brown, known to me to be the Designated Signatory for the Secretary of Housing and Urban Development, and the person who executed the foregoing instrument bearing the date of May 26<sup>th</sup>, 2017, by virtue of the authority vested in him by the above cited authority, and acknowledged the signing therefore, and that such signing was freely and voluntarily performed, as his act and deed as Designated Signatory, for an on behalf of the Secretary of Housing and Urban Development, for the uses and purposes mentioned.

In testimony wherefore, I have hereunto signed my name and affixed my official seal this 26<sup>th</sup> day of May, 2017.




  
\_\_\_\_\_  
Notary Public

EXHIBIT A  
LEGAL DESCRIPTION

FHA Case No.: 412-514437

Parcel No.: 012-03-040

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA, STATE OF OHIO; AND IS DESCRIBED AS FOLLOWS: AND KNOWN AS BEING SUBLT NO. 26 IN LOWRIE COMPANY'S BROOKSIDE PARK SUBDIVISION OF PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NO. 43, AS SHOWN BY THE RECORDED PLAT IN VOLUME 41 OF MAPS, PAGE 3 OF CUYAHOGA COUNTY RECORDS, AS APPEARS BY SAID PLAT.

**UPS CampusShip: View/Print Label**

- 1. Ensure there are no other shipping or tracking labels attached to your package.** Select the Print button on the print dialog box that appears. Note: If your browser does not support this function select Print from the File menu to print the label.
- 2. Fold the printed label at the solid line below.** Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.
- 3. GETTING YOUR SHIPMENT TO UPS Customers with a Daily Pickup**  
Your driver will pickup your shipment(s) as usual.

**Customers without a Daily Pickup**

Take your package to any location of The UPS Store®, UPS Access Point(TM) location, UPS Drop Box, UPS Customer Center, UPS Alliances (Office Depot® or Staples®) or Authorized Shipping Outlet near you. Items sent via UPS Return Services(SM) (including via Ground) are also accepted at Drop Boxes. To find the location nearest you, please visit the Resources area of CampusShip and select UPS Locations.

Schedule a same day or future day Pickup to have a UPS driver pickup all your CampusShip packages.


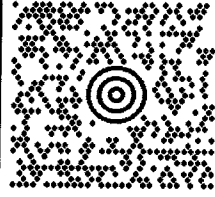
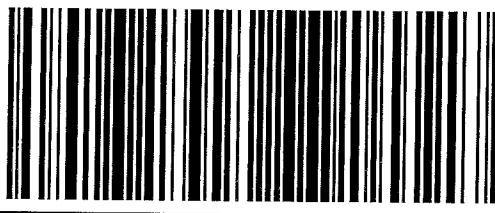

Hand the package to any UPS driver in your area.

UPS Access Point™  
THE UPS STORE  
1735 MARKET ST  
PHILADELPHIA ,PA 19103

UPS Access Point™  
THE UPS STORE  
1229 CHESTNUT ST  
PHILADELPHIA ,PA 19107

UPS Access Point™  
FOREIGN BAZAAR  
1921 CHESTNUT ST  
PHILADELPHIA ,PA 19103

FOLD HERE

<p>LAILA BROWN SAGE ACQUISITIONS 1515 MARKET ST PHILADELPHIA PA 19102</p> <p><b>SHIP TO:</b> CLEVELAND HOME TITLE 440-554-8593 SUITE 104 2035 CROCKER ROAD WESTLAKE OH 44145-2194</p>	<p><b>OH 442 9-04</b></p>  	<p><b>UPS NEXT DAY AIR SAVER 1P</b></p> <p>TRACKING #: 1Z X19 030 13 9514 8900</p>		<p>BILLING: P/P</p> <p>Reference # 1: 412-514437 - DEED</p>  <p>CS 19.2.04 WNTNVS0 87.0A 04/2017</p>
<p>1 OF 1      0.0 LBS LTR</p>				