



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: 5802 Kenneth Ave. Parma Ohio 44129
Buyer(s): Martin Robinson
Seller(s): Realife Cleveland LLC

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by Franklin Crute AGENT(S), and Keller Williams GC BROKERAGE.
The seller will be represented by Christopher Kaylor AGENT(S), and Realty Trust Services BROKERAGE.

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) 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.

Martin Robinson BUYER/TENANT 5-15-17 DATE

Realife Cleveland LLC SELLER/LANDLORD

5/4/17 DATE

DUAL AGENCY

Ohio 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) 466-4100



[Handwritten signature]
5-4-17

[Handwritten initials]
5-15-17



Agreement to Enter into a Lease

This Agreement to Enter into a Lease ("Agreement") is made by and between Realife Cleveland LLC ("Owner") and Martin Robinson "Tenant(s)" for the residential dwelling known as 5802 Kenneth Ave Parma OH 44129 Ohio (the "Property").

Tenant and Owner hereby agree to enter into a detailed lease for the Property (the "Lease") on or before 05 09 2017. Owner agrees to provide the Lease for the Property. The parties specifically acknowledge and agree that Brokers and agents are not permitted by law to provide legal advice or services to either party, including drafting or supplying a Lease.

1. GENERAL TERMS: The parties agree that the Lease shall include the following terms:

- a. Lease Term: 12 months.
b. Security deposit: \$ 1250
c. Monthly rent: \$ 1250
d. The first month's rent of \$ 1250 shall be applied to Broker(s) commission, as outlined in Section 5 below.
e. Tenant shall pay for the following utilities: all water, sewer, light, gas and transfer the same into Tenant's name upon possession of the Property.
f. Owner shall pay for the following utilities: none
g. Tenant [initials] shall [initials] shall not (parties' to initial) be permitted to have pets on the Property. (If permitted, specify number and type): per lease agreement

2. TENANT QUESTIONNAIRE AND CREDIT CHECK: Within 0 days from the date of execution of this Agreement, each Tenant who is a party to this Agreement shall provide to Owner directly a completed Prospective Tenant Questionnaire at the Owner's address below. Any Lease shall be contingent upon review and approval by Owner of Tenant's Prospective Tenant Questionnaire and a credit check within 1 days from Owner's receipt of all completed Prospective Tenant Questionnaires. Tenant(s)(check one):

- [] shall provide Owner with an Equifax, Experian, or TransUnion credit report within three (3) days following the date of this Agreement; or
[x] hereby expressly authorizes Owner to perform a credit check for Tenant.

NOTE: The parties acknowledge and agree that Owner, and not Broker, its agents or employees, shall perform all inquiries and investigations regarding Tenant, that Brokers shall not guarantee or in any way be liable for the accuracy or completeness of any information provided by Tenant or the condition of the Property, and that Owner, in her, his, or its exclusive discretion, shall approve or reject any tenant.

3. FAIR HOUSING: 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., Section 3601, as amended, 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.

Owner agrees to provide any Brokers involved in this transaction with a complete copy of the Lease no later than three (3) days from the date of execution.

For purposes of this Agreement, "Days" shall be defined as calendar days. The parties are advised to consult an independent professional if legal, tax, environmental, or other advice is needed. If the Lease contemplated is for 18 months or longer, then the parties shall be provided with a State of Ohio Agency Disclosure Statement.

4. LEAD BASED PAINT DISCLOSURE: TENANT (initial one):

- [x] HAS [initials] (Tenant's Initials) received a copy of the EPA pamphlet entitled "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME" and a copy of the "DISCLOSURE ON LEAD BASED PAINT AND/OR LEAD BASED PAINT HAZARDS".
[] HAS NOT [initials] (Tenant's Initials) received a copy of the EPA pamphlet entitled "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME" and a copy of the "DISCLOSURE ON LEAD BASED PAINT AND/OR LEAD BASED PAINT HAZARDS" (disclosure form). This offer is subject to Tenant's receipt and approval of Owner's Lead Based Paint Addendum prior to execution of any Lease.

5. COMMISSION:

Receipt of Tenant's first month's rent, in the form of a check, certified check, or money order, in the amount referenced above and payable to the Broker listed below, is hereby acknowledged by:

Franklin R. [Signature]

(Agent signature) on behalf of Keller Williams Greater Cleveland (Broker).

Upon receipt of an executed Lease, Owner and Tenant agree that Tenant's first month's rent will be paid and deposited into the above-referenced Broker's trust account and applied to any commissions owed by Owner to any Brokers in connection with the rental of the Property. Any commissions owed to Keller Williams Realty Greater Cleveland and any cooperating Broker shall be deducted from the first month's rent and any balance shall be remitted to Owner. In the event that commissions owed exceed the First Month's Rent, then Owner shall promptly pay the same to Owner's Broker pursuant to the terms of Owner's Exclusive Right to Rent Agreement or other contract, consistent with Owners' agreement with her, his or its Broker.

It is acknowledged and agreed that the first month's rent will be returned to Tenant in the event that Broker is not provided with an executed Lease by the date referenced above. It is further agreed by Owner that if within 18 months of the date of the execution of the Lease, Owner enters into an agreement to sell the Property to the Tenant (s), then Owner shall pay to Broker(s) a commission of (7%) of the selling price of the Property.

Intending to be legally bound, the parties have entered into this Agreement, consisting of two (2) pages, as of the date(s) listed below.

Tenant: [Signature]

5-15-17

Address: 5802 Kenneth Ave Parma OH 44129

Telephone: 216-609-2283

E-mail: robbierotten12@gmail.com

Tenant: _____

Address: _____

Telephone: _____

E-mail: _____

Owner: _____

Address: _____

Telephone: _____

E-mail: _____

Owner: _____

Address: _____

Telephone: _____

E-mail: _____

Keller Williams Greater Cleveland
 29225 Chagrin Boulevard, Suite 105, Cleveland, OH 44122

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE NOTICE

Date: 5-15-17
 Property Address: 5802 Kenneth Ave Parma OH 44129
 Sellers: Realife cleveland LLC
 Buyers/Mortgagors: Martin Robinson

This is to give you notice that **Greater Cleveland Title, LLC** is a joint venture owned by Alliance Holdings (50.1% ownership), Murwood Real Estate Group, LLC dba Keller Williams Greater Cleveland (25% ownership) and many of the agents of Keller Williams Realty Greater Cleveland (24.9% ownership), which may include your Real Estate Agent. Because of this relationship, this referral may provide a financial or other benefit to Keller Williams Realty Greater Cleveland and your Real Estate Agent.

Set forth below is the estimated charges or range of charges by **Greater Cleveland Title, LLC** for the following settlement services:

Insurance Coverage Amount	Premium*	Escrow Services
Up to \$150,000	\$5.75 / \$1,000	Closing Fees / \$375 per side
\$150,000 - \$250,000	\$4.50 / \$1,000	
\$250,000 - \$500,000	\$3.50 / \$1,000	
\$500,000 - \$10,000,000	\$2.75 / \$1,000	
\$10,000,000 +	\$2.25 / \$1,000	
Charges to Purchaser		Amount
Owners Title Insurance		½ per schedule above
Title Insurance Binder		\$100
Lender's Coverage		\$100
Conditional Filing Fee (if applicable)		\$25
Transfer Service Fee (if applicable)		\$30
Special Tax Exam (if applicable)		\$50
Charges to Seller		Amount
Owners Title Insurance		½ per schedule above
Title Examination		\$325
Release Service Fee (if applicable)		\$30 per lien

*The Original Rate applicable for the Homeowner's Policy of Title Insurance shall be the rate calculated under Rule PR-1 above plus fifteen percent (15%). This Policy can only be issued in connection with one-to-four family residential property or an individual condominium unit.

This is to give you notice that **EPIC Insurance Center (provider of "HomeFAX")** and Murwood Real Estate Group, LLC dba Keller Williams Greater Cleveland have an affiliated business arrangement between entities where "EPIC" provides some financial support (unrelated to sales or revenue) to Murwood Real Estate Group, LLC for special events, marketing, and promotions. No revenue sharing, profit sharing, or commission sharing occurs at this time.

YOU ARE NOT REQUIRED TO USE GREATER CLEVELAND TITLE, LLC OR EPIC INSURANCE CENTER AS A CONDITION FOR THE PURCHASE (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 THOSE SERVICES. A LEND IS ALLOWED, HOWEVER TO REQUIRE THE USE OF AN ATTORNEY, CREDIT REPORTING AGENCY, OR REAL ESTATE APPRAISER CHOSEN TO REPRESENT THE LENDER'S INTEREST.

ACKNOWLEDGEMENT

I/We the undersigned acknowledge that I/we have read and received a copy of this disclosure form.

Martin Robinson 5-15-17
 Buyers/Mortgagor

 Seller

 Buyers/Mortgagor

 Seller

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, you can seek representation from another brokerage or you choose to be unrepresented by an agent.

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. If you want to see the Realty Trust Services complete Agency Policy or have further questions feel free to call our broker Andrew W Morris at 440-427-0123.

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.

Realty Cleveland LLC
Name (Please Print)

Martin Robinson
Name (Please Print)

X [Signature] 3-20-17
Signature Date

[Signature] 05-04-2017
Signature Date

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.

Property Address: 5802 Kenneth Ave Parma Ohio 44129

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

Purchaser's Acknowledgment

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

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

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

(i) [x] 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;

(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

(f) [x] Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(c) 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.

Seller	<u>Realife Cleveland LLC</u>	Date	<u>3-20-17</u>
Purchaser	<u>Martin Robinson</u>	Date	<u>05-04-2017</u>
Agent	<u>Franklin Crute</u>	Date	<u>3/20/17</u>

dotloop verified 05/15/17 5:14PM EDT EDVI-07LD-99IK-9IMM