

Residential Property Exclusive Right to Sell Agreement

Seller,	as owner or having the right and power	er to act for the owner of the following property (the "Propert	y") hereby authorizes Broker, Realty
Trust Se	ervices, to offer for sale the Property:	at the price and terms stated below.	_
Draner	13203 A	Ivin Ave Garfield (State)	Height
Perm. P	(Street Address) arcel or Tax I.D. No.	(Municipality) 546-35-136	(Ziģ)
1.	List Price S 850	Change price to \$	after
		Change price to \$	after
		Change price to \$	
2.	Broker the Exclusive Right to sell the event of sale or exchange of the Pro- Seller agrees to pay Broker's commi-	roker's agreement to diligently work and secure a Purchaser is the Property from 3/3/17 through midnigherty at the price and terms stated, or such other price and terms signed, in the amount of the purchase P	rms as may be acceptable to Seller, rice. In addition, Seller shall pay an
	additional commission of 3249.00 a	closing to Realty Trust Services to cover administrative cos	ES.

- 3. Protection Period: Seller agrees to refer to Broker all real estate licensees, customers, or prospects who may come to Seller directly during the Exclusive Period or any extension thereof. In the event of any sale or exchange of the Property within six (6) months after the Exclusive Period (or any extension thereof) has expired, it is further agreed that the Seller will pay the commission described above if the Purchaser has contact with Broker, or any real estate licensee regarding the purchase of the Property during the Exclusive Period (or any extension thereof), and Seller knew or has been advised in writing of such contact. However, Seller shall not be obligated to pay said commission if Seller enters into a written exclusive right to sell agreement with another real estate Broker during such six month Protection Period.
- 4. Authorization to Market: Broker is authorized, at its sole discretion, to place a for sale sign on the property, if permitted by law, to remove all other such signs, to place a lock box on the property, to have access to the property at all reasonable times for the purpose of showing it to prospective purchasers, to cooperate with other brokers and use photos of same for promotional purposes. The property shall be entered into multiple listing services subject to the rules and regulations of that service.
- 5. 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 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 to make unavailable housing accommodations because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, handicap, 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.
- 6. Seller's Property Description: I understand that the information which I provide to the Broker as listing information will be used to advertise my property to the public and it is essential that this information be accurate. I HAVE REVIEWED THE MLS LISTING INPUT SHEET (OR MARKED UP PREVIOUS MLS PRINT OUT) AND REPRESENT THAT THE INFORMATION CONTAINED IN IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. Though I am listing my property in its present condition ("as is" condition), I understand that I may be held responsible by a Purchaser for any latent or hidden undisclosed defects in my property which are known to me but which are not disclosed to the Purchaser at the time of sale. I have completed the "RESIDENTIAL PROPERTY DISCLOSURE FORM." I understand that the Disclosure and its contents will be shared with prospective Purchasers and with any person or entity in connection with the actual or anticipated sale of this property. I further agree to disclose any additional items, which may become known to me, prior to recording the deed. I understand that if prior to the acceptance of a purchase agreement, I do not provide said "RESIDENTIAL PROPERTY DISCLOSURE FORM" to the Purchaser, then the Purchaser may terminate the purchase agreement without penalty. I AM AWARE OF NO OTHER PROBLEMS OR DEFECTS IN THE PROPERTY, EXCEPT AS STATED WITHIN THE RESIDENTIAL PROPERTY DISCLOSURE FORM.

8. Home Warranty: I agree to provide _ not to provide a limited none warranty program in this Property. 9. Municipal Required Inspection: I agree to apply for and obtain any inspections and/or certificates required by law and shall place said document(s) in escrow. The responsibility for curing said violations shall be assumed by thesellerpurchaser. 10. Fees to Sub Agents and Dual Agents: Owner authorizes Broker to list the Property in any Multiple Listing Service. Owner authorizes Broker to offer compensation in accordance with Broker's company policy, which is to offerbmount compensation to Subagent or Buyer's agents. Owner has received Broker's written disclosure of its company policy on agency relationships. If prospective buyer of the Property is represented by Broker, or any other agent of Broker, or if the prospective buyer is an employed agent of Broker, Broker will be considered a "dual agent" (that is agent of both Owner and Seller). 11. Lead Based Paint Disclosure: Owner has been advised that if the Property contains housing constructed before 1978 Owner is required (a) to provide to the Purchaser a federally approved lead hazard information pamphlet, (b) to disclosing to Broker and the purchaser the presence of any known lead based paint and/or lead based paint hazards on the Property and (c) to provide to Broker the purchaser any additional information, records or reports in Owner's possession or available to Owner pertaining to lead based phazards in the Property. In addition, Owner must provide to Purchaser a 10-day opportunity to conduct a risk assessment or inspection of the Property for the presence of lead based paint hazards, unless waived by the purchaser in writing. Finally, any contract for the sale of Property shall include an attachment containing a Lead Warning Statement as well as to the purchaser and described above. Owner agrees to comply with these requirements and to indemnify, defend and hold	3	7.	Title: Title will be conveyed to the Purchaser or nominee by appropriate deed, with release of dower, if any, and Selier shall pay for a title search and the premium for an Owners Policy of the Title Insurance issued in the amount of the purchase price insuring title except for allowable exceptions appearing in the Purchase Agreement. Appurtenant Fixtures: Items such as wall-to-wall carpeting, garage door openers, smoke detectors, built-in appliances, light fixtures, landscaping and many indoor and outdoor decorative items, it any, may legally be "fixtures" and, if so, they must remain with the property unless specifically excluded in the Purchase Agreement. Discuss this matter with your agent/Broker to avoid uncertainty regarding what you may take and what should remain with the property and make specific provisions for these items in such Purchase Agreement. Fixtures Excluded from Sale:
charge of \$			
9. Municipal Required Inspection: I agree to apply for and obtain any inspections and/or certificiates required by the seller purchaser. 10. Fees to Sub Agents and Dual Agents: Owner authorizes Broker to list the Property in any Multiple Listing Service. Owner authorizes Broker to offer compensation in accordance with Broker's company policy, which is to offer its compensation to Subagent or Buyer's agents. Owner has received Broker's written disclosure of its company policy on agenty relationships. If prospective buyer of the Property is represented by Broker, or any other agent of Broker, or if the prospective buyer is an employed agent of Broker Broker will be considered a "dual agent" (that is agent of Broker, or if the prospective buyer is an employed agent of Broker Broker will be considered a "dual agent" (that is agent of both Owner and Seller). 11. Lead Based Paint Disclosure: Owner has been advised that if the Property contains housing constructed before 1978 Owner is required (a) to provide to the Purchaser a federally approved lead hazard information pamphlet; (b) to disclosing to Broker and the purchaser the presence of any known lead based paint and/or lead based paint hazards on the Property and (c) to provide to Broker he purchaser any additional information, records or reports in Owner's possession or available to Owner pertaining to lead based phazards in the Property. In addition, Owner must provide to Purchaser a 10-day opportunity to conduct a risk assessment or inspection of the Property for the presence of lead based paint and/or lead based paint hazards, unless waived by the purchaser in writing. Finally, any contract for the sale of Property shall include an attachment containing a Lead Warning Statement as well as a information and disclosure described above. Owner agrees to comply with these requirements and to indemnify, defend and hold Broker harmless against any claims, damages, losses or expenses, including attorney's fees, arising from Owner's violation of these requirements.		8.	charge of \$ plus options, if any. I understand a broker or agent may be compensated if I offer or pay for a monte warranty
10. Fees to Sab Agents and Dual Agents: Owner authorizes Broker to list the Property in any Maintipe Lishing Service. Owner authorizes Broker to offer compensation in accordance with Broker's company policy, which is to offer to Subagent or Buyer's agents. Owner has received Broker's written disclosure of its company policy on agency relationships. If prospective buyer of the Property is represented by Broker, or any other agent of Broker, or if the prospective buyer is an employed agent of Broker, Broker will be considered a "dual agent" (that is agent of both Owner and Seller). 11. Lead Based Paint Disclosure: Owner has been advised that if the Property contains housing constructed before 1978 Owner is required (a) to provide to the Purchaser a federally approved lead hazard information pamphlet; (b) to disclosing to Broker and the purchaser the presence of any known lead based paint and/or lead based paint hazards on the Property and (c) to provide to Broker the purchaser any additional information, records or reports in Owner's possession or available to Owner pertaining to lead based phazards in the Property In addition, Owner must provide to Purchaser a 10-day opportunity to conduct a risk assessment or inspection of the Property for the presence of lead based paint and/or lead based paint hazards, unless waived by the purchaser in writing. Finally, any contract for the sale of Property shall include an attachment containing a Lead Warning Statement as well as a information and disclosure described above. Owner agrees to comply with these requirements and to indemnify, defend and hold Broker harmless against any claims, damages, losses or expenses, including attorney's fees, arising from Owner's violation of these requirements. 12. Additional terms: 12. Additional terms: 13. Additional terms: 14. DATE: 15. 3 - 3 - 17 16. DATE: 16. DATE: 17. DATE: 18. DATE: 19. DATE: 19. DATE: 19. DATE: 19. DAT			Municipal Required Inspection: I agree to apply for and obtain any inspections and/or certificates required by law and snau place. The responsibility for curing said violations shall be assumed by thesellerpurchaser.
11. Lead Based Paint Disclosure: Owner has been advised that if the Property contains notating disclosing to Broker and the required (a) to provide to the Purchaser a federally approved lead hazard information pamphlet; (b) to disclosing to Broker and the purchaser the presence of any known lead based paint and/or lead based paint hazards on the Property and (c) to provide to Broker the purchaser the presence of any known lead based paint and/or lead based paint hazards on the Property and (c) to provide to Broker the purchaser are additional information, records or reports in Owner's possession or available to Owner pertaining to lead based paint hazards, unless waived by the purchaser in hazards in the Property for the presence of lead based paint and/or lead based paint hazards, unless waived by the purchaser in writing. Finally, any contract for the sale of Property shall include an attachment containing a Lead Warning Statement as well as to information and disclosure described above. Owner agrees to comply with these requirements and to indemnify, defend and hold Broker harmless against any claims, damages, losses or expenses, including attorney's fees, arising from Owner's violation of these requirements. 12. Additional terms: For Leaf Office O			Fees to Sub Agents and Dual Agents: Owner authorizes Broker to list the Property in any Multiple Listing Service. Owner authorizes Broker to offer compensation in accordance with Broker's company policy, which is to offer <u>be proved</u> compensation to Subagent or Buyer's agents. Owner has received Broker's written disclosure of its company policy on agency relationships. If prospective buyer of the Property is represented by Broker, or any other agent of Broker, or if the prospective buyer is an employee of the Property is represented by Broker, or any other agent of both Owner and Seller).
The word "I" in this agreement shall mean all sellers, jointly and severally, who have signed this agreement. I understand that this agreement does not guarantee the sale of my property. I hereby acknowledge receipt of a signed copy of this agreement (If seller is married, both signatures are required). SELLER: Leglife Cleveland LLC; DATE: 3-30-17 SELLER: DATE: 3-30-17 PHONE: PHONE:		South A	Lead Based Paint Disclosure: Owner has been advised that if the Property contains nousing constructed octate to the variety of the purchaser a federally approved lead hazard information pamphlet; (b) to disclosing to Broker and the purchaser the presence of any known lead based paint and/or lead based paint hazards on the Property and (c) to provide to Broker and the purchaser any additional information, records or reports in Owner's possession or available to Owner pertaining to lead based paint hazards in the Property. In addition, Owner must provide to Purchaser a 10-day opportunity to conduct a risk assessment or inspection of the Property for the presence of lead based paint and/or lead based paint hazards, unless waived by the purchaser in writing. Finally, any contract for the sale of Property shall include an attachment containing a Lead Warning Statement as well as the information and disclosure described above. Owner agrees to comply with these requirements and to indemnify, defend and hold Broker harmless against any claims, damages, losses or expenses, including attorney's fees, arising from Owner's violation of these
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does not guarantee the sale of my property. I hereby acknowledge receipt of a signed copy of this agreement (it sener is married, both signatures are required). SELLER: Lealife Cleveland LLG; DATE: 3-30-17 DATE: 3-30-17 PHONE:			Needed NO SEES.
SELLER: DATE: 3-30-17 ADDRESS: PHONE:	doe sign	s no 12tui	e guarantee the sale of my property. I hereby acknowledge receipt of a signed copy of this agreement (it senter is married, both res are required).
ADDRESS: PHONE:	,		3-30-17
AGENT: Christophe Maybe DATE: 3-29-17			BLIONE.
	AG	EN	T: Christophe Heyle DATE: 3-29-17

OFFICE: REALTY TRUST SERVICES, LLC, 29550 Detroit Road, Suite 102, Westlake, OH 44145
COMPANY LICENSE NUMBER: REC. 2009001863 MANAGER BROKER: ANDREW W MORRIS NUMBER: 440-427-0123

THIS AGREEMENT IS A LEGALLY BINDING CONTRACT IF YOU HAVE ANY QUESTIONS OF LAW, CONSULT YOUR ATTORNEY.





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.) Alvin Ave Garfield Heights Buyer(s): Seller(s): I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES and Realty Trust Services The buyer will be represented by Christopher Kaylor The seller will he represented by BROKERAGE AGENT(S) IL 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: work(s) for the buyer and ☐ Agent(s) work(s) for the seller. Unless personally Agent(s)_ 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 will be working for both the buyer and seller as "dual agents". Dual agency is explained and 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 and real estate brokerage Agent(s) 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) I seller or I 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. alte cleveland L DATE

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

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



2-30-17

Effective 01/01/05

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.

Realite	Cleveland LLC	•	
Name	(Please Print)	Name	(Please Print)
none province of the control of the	3-30-17		
Signature	Date	Signature	Date
	4 - 9		:

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.

Pro	perty A	ddress: 132	3 Alu	in Auc	Ganfield i	Height.
	er's Disclo		t d/ lood been	I maint hazarde (ch	ack (i) or (ii) below):	
(a)	1 1	of lead-based pain	t and/or lead-based	i pairit nazarus (cri	eck (i) or (ii) below):	cina
	(i) <u> </u>	Known lead-based (explain).	I paint and/or lead	·based paint nazar	ds are present in the h	lousing
	(ii) (ii)				d-based paint hazards i	n the housing.
(b)	Records a	and reports availab	le to the seller (che	ck (i) or (ii) below):		
	(i)	Seller has provide based paint and/o	d the purchaser wit or lead-based paint	h all available reco hazards in the hou	ords and reports perta using (list documents b	ining to lead- elow).
	(ii) 🗸	Seller has no repo hazards in the ho		nining to lead-base	d paint and/or lead-ba	ased paint
Pui		Acknowledgment				
(c)		Purchaser has rec	eived copies of all i	nformation listed a	above.	
(d)		Purchaser has rec	eived the pamphlet	: Protect Your Family	from Lead in Your Hom	1e.
		r has (check (i) or (i				
(-)	(i)	received a 10-day ment or inspection	opportunity (or mu n for the presence o	of lead-based paint	n period) to conduct a l and/or lead-based pa	int nazarus, oi
	(ii)	waived the oppor lead-based paint a	tunity to conduct a and/or lead-based p	risk assessment o paint hazards.	r inspection for the pro	esence of
Ag	ent's Ackr	nowledgment				
(f)	CH	Agent has information aware of his/her in	ed the seller of the responsibility to ens	seller's obligations sure compliance.	under 42 U.S.C. 4852	(a) and is
Cei	rtification	of Accuracy				
The	e following	parties have reviewe rey have provided is	ed the information ab	ove and certify, to ti	ne best of their knowled	ge, that the
		•		1	3	-30-17
Sel		veianu LLO	3-30 17 Date	Selfer		Date
Pui	rchaser	to de m	Date 3 -30-17	Purchaser		Date
Ag	ent /	ticasp	Date	Agent		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 "buver" includes a tenant.)

	erm "buyer" includes a ten			
Property	Address: 13203 Alvin	Ave		<u> </u>
Buyer(s)	JacQueline Cage			
Seller(s):	: Lealite	cleveland	LLC	
	1 TDANSACTI	ION INVOLVING TWO AGE	NTS IN TWO DIFFEI	RENT BROKERAGES
The buye	er will be represented by	Kesnawn Walker AGENT(S)	, and _	BROKERAGE
The selle	er will be represented by	Christophen -	haylol, and	Reller Williams GCSW BROKERAGE Lealty TWS+ Sense BROKERAGE
	II. TRANSA	ACTION INVOLVING TWO	GENTS IN THE SAI	ME BROKERAGE
If two ag	ents in the real estate brok	cerage	1: 4	
		eller, check the following relation		
Agen	nt(s)			work(s) for the buyer and
Agen	nt(s)			work(s) for the seller. Unless personally ther explained on the back of this form.
invol	ved in the transaction, the	broker and managers will be "du	al agents", which is fur	ther explained on the back of this form.
As di	ual agents they will maint	ain a neutral position in the transa	iction and they win pro	tect all parties' confidential information.
☐ Ever	v agent in the brokerage re	epresents every "client" of the bro	kerage. Therefore, age	nts
and		will be working for bo	th the buyer and seller	as "dual agents". Dual agency is explained
on th	e back of this form As di	ial agents they will maintain a ne	utral position in the trai	nsaction and they will protect all parties' e acting as a dual agent in this transaction
confi	idential information. Unle	ss indicated below, neither the ag	ent(s) nor the brokerage	e acting as a qual agent in this mansaction
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has a	personal, family or busin	ess relationship with either the bu	yer or seller. If such a	relationship does exist, explain:
has a		ess relationship with either the bu	nyer or seller. If such a	relationship does exist, explain:
has a		ess relationship with either the but	nyer or seller. If such a	relationship does exist, explain:
Agent(s)	III. TR	ess relationship with either the but the standard search and real estandard search sea	NLY ONE REAL ES	relationship does exist, explain: TATE AGENT will
Agent(s) be "d this f	III. TR	ANSACTION INVOLVING O and real est ooth parties in this transaction in a will maintain a neutral position in below, neither the agent(s) nor th	NLY ONE REAL EState brokerage an enutral capacity. Duals the transaction and the brokerage acting as a	relationship does exist, explain: TATE AGENT
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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.

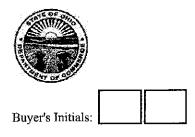
Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

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, 20_{th} Floor Columbus, OH 43215-6133 (614) 466-4100



Effective 01/01/05