



**Christopher Kaylor**  
Realtor CMRS - Realty Trust Services, LLC



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**Cross Property Agent Full**



Rental ML: 3905540 **Sold**  
**7119 Velma Ave, Parma, OH 44129**  
Area: 401 - Parma  
Subtype: Single Family  
Parcel ID: **443-21-044**

LP: \$1,000  
SP: \$900  
List Date: 05/20/17  
List Date Rec: 05/20/17  
Pending Date: 06/02/17  
Contingent Dt:  
Off Mkt Date: 06/02/17  
Closing Date: 06/05/17  
Exp. Date: 10/10/17  
DOM/CDOM: 16/16

**Supplements (1)**

Directions: Between Ridge & Pearl Roads Head south on Ridge turn left house is first house on left.

Recent Change: **06/06/2017 : S : P->S**

<b>Property Information</b>		Approx Sqft/Source: 1092/Realtist	House Faces: North	School Dist: Parma CSD
# Bedrooms:	3	Tot Liv Area/Source: 1092/Auditors Website	Year Built: 1945	Disability Feat: No
# Baths:	1 (1 0)	Lot Size (Acres): 0.090	Construction: Actual YBT	Public Trans:
# Rooms:	6	Lot Size Source: Realtist	Building Type: Detached	
# Stories:	1.5	Tillable Acres: main: 0 upper: 1	Business Type: 1/2 Bath level/#: lower: 0 main: 0 upper: 0	
Full Bath level/#:	lower: 0	Pasture Acres:		
Unit Floor #:				
Basement:	Yes/Full, Unfinished			
Heating Fuel:	Gas			
Water/Sewer:	Public Water			
Cooling Type:	None			
Garage:		Garage # Cars: 1	# Off Str Parking:	
Exterior Features:	Deck, Porch			
View Description:				
Appliances/Equip:				
Lease Terms:	Lease Option, One Year, Two Year			
Section 8:	No			
Owner Pays:	None			
Tenant Pays:	Pays All			
Amenities:	Park, Playground			
Security Deposit:	Yes	Pet Restrictions: No	Laundry Hookup:	
Restriction Desc:	Pets subject to approval or nonrefundable pet fee.			
Room Name	Dim	Lvl	Wnd Trtmt	Fireplace
Living Room	16 x 12	Second	Yes	Carpet
Family Room	13 x 10	First	Yes	Carpet
Kitchen	12 x 10	First	Yes	Vinyl
Master Bedroom	14 x 10	Second	Yes	Carpet
Bedroom	10 x 10	Second	Yes	Carpet
Bathroom		Second		Laminate
Family/Media Room		Lower		

Remarks: This home is open for rent, or lease option, features vinyl siding, newer roof, glass block windows, central air along with off street parking with garage and driveway in great condition. Offers 3 bedrooms and nice front porch. Easy access to I-480, shopping and more. Set up a showing today.

<b>Office Information</b>	<a href="http://www.facebook.com/9165/RealtyTrustServicesLLC">9165/Realty Trust Services, LLC</a>	(440) 427-0123	F: (866) 632-9006	<a href="http://https://www.facebook.com/2011003065/Christopher.C.Kaylor">http://https://www.facebook.com/2011003065/Christopher.C.Kaylor</a>
List Agent:	<a href="mailto:chriskaylor@gmail.com">chriskaylor@gmail.com</a>	(330) 840-1073	F: (440) 710-0971	
Co-Lister:				
Showing Instruct:	Call Agent	3308401073	Internet Listing:	Yes
Showing Info:	Text or Email agent with info. to set up showing		Show Add Client:	Yes
Rent Broker Comp:	1/2	Owner Agent:	Date to Occupy:	Negotiable
Comp Explain:	1/2 month rent		Show Add Pub:	Yes
Broker Remarks:	Text or email for access can be made into lease option with application and deposit.			

<b>Comparable Information</b>	<a href="#">9610/RE/MAX Beyond 2000 Realty Co.</a>	Orig Monthly Rent:	\$1,000	Closed By:	Lease
Sell Agent:	<a href="#">2013000520/Randy L. Skube</a>	Monthly Rent:	\$1,000	Seller Givebacks:	
Co-Seller:		Sold Price:	\$900		

Prepared By: Christopher C. Kaylor

Information is Believed To Be Accurate But Not Guaranteed

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