



# 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: 8212 Grand division Ave Garfield Heights, OH 44125  
Buyer(s): Rentel  
Seller(s): Realife Cleveland LLC

## I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by \_\_\_\_\_, and \_\_\_\_\_  
The seller will be represented by \_\_\_\_\_, and \_\_\_\_\_

## 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) Christopher Taylor and real estate brokerage Realty Trust Services 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.

BUYER/TENANT: Paul McDermott DATE: 8/16/2017

SELLER/BROKER: Realife Cleveland LLC DATE: 8-15-17

# Rental Application

PH: 440-201-9801  
FX: 440-331-9601

EMAIL:  
Avalonhomepayments@gmail.com

Name: Paul McDaniel

Date of Birth: 08-18-73

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Email Address: Hirmbiff999@gmail.com Cell Phone: (216) 774-9899

Social Security No. 272 72 7165 Driver's License No. RU839961

Present Address: 13709 Birchwood Ave

How Long at this address: 1yr Rent: — Reason for moving: not enough room

Owner/Landlord: family Patricia Hurd Phone: (216) 712-0576

Previous Address: \_\_\_\_\_

How Long at this address: \_\_\_\_\_ Rent: \_\_\_\_\_ Reason for moving: \_\_\_\_\_

Owner/Landlord: \_\_\_\_\_ Phone: \_\_\_\_\_

Name, relationship, and age of every person to live with you Paul McDaniel Jr. - (son) 10  
Devin McDaniel - (son) 7

Any Pets? NO Describe \_\_\_\_\_ Waterbed? \_\_\_\_\_

Employer: Jango Trucking LLC Occupation: DRIVER Phone: (216) 774-9899  
How long with this employer \_\_\_\_\_ Supervisor: Anthony Welch Phone: (330) 687-1335

Previous Employer: \_\_\_\_\_ Occupation: \_\_\_\_\_ Phone: \_\_\_\_\_  
How long with this employer \_\_\_\_\_ Supervisor: \_\_\_\_\_ Phone: \_\_\_\_\_

Current gross income per month (before deductions) \$ 4000\* A month  
Amount of alimony or child support you pay \$ \_\_\_\_\_ or receive \$ \_\_\_\_\_

Savings Account Bank \_\_\_\_\_ Branch Chase  
Checking Account Bank Chase Branch Pedford Branch

Credit Reference \_\_\_\_\_ Acct. No. \_\_\_\_\_ Balance: \_\_\_\_\_ Payment \_\_\_\_\_

Do you have any felony convictions? NO If yes please explain \_\_\_\_\_

Have you ever filed bankruptcy? NO Have you ever been evicted? NO

Vehicle(s) Make(s) Infiniti Model(s) \_\_\_\_\_ Year(s) 2013 License(s) GNW 4563

Personal Reference #1 Anthony Welch Address \_\_\_\_\_ Phone 330-687-1335

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)

Paul McDaniel  
Name (Please Print)

[Signature] 6-15-17  
Signature Date

[Signature] 8/16/2017  
Signature Date