



RUSSELL REAL ESTATE SERVICES
RESIDENTIAL PURCHASE AGREEMENT
Administrative Office: 12190 Pearl Road, Strongsville Ohio 44136



- 1. BUYER: The undersigned Richard Lawson offers to buy the
2. PROPERTY: Located at 620 Oak Street
3. City Medina, Ohio, Zip Code 44256
4. Permanent Parcel No. 028-19C-122, and further described as being:
5.
6. The property, which BUYER accepts in its "AS IS" PRESENT PHYSICAL CONDITION, shall include the land, all
7. appurtenant rights, including but not limited to any and all mineral rights, privileges and easements, and all buildings
8. and fixtures, including such of the following as are now on the property: all electrical, heating, plumbing and bathroom
9. fixtures; all window and door shades, blinds, awnings, screens, storm windows, curtain and drapery fixtures; all
10. landscaping, disposal, TV antenna, rotor and control unit, smoke detectors, garage door opener(s) and any controls;
11. all permanently attached carpeting. The following selected items shall also remain: [] satellite dish; [x] range and
12. oven; [] microwave; [x] kitchen refrigerator; [] dishwasher; [] washer; [] dryer; [] radiator covers; [] window air
13. conditioner; [] central air conditioning; [] gas grill; [] fireplace tools; [] screen, [] glass doors and [] grate; [] all existing
14. window treatments; [] ceiling fan(s); [] wood burner stove inserts; [] gas logs; and [] water softener.
15. Also included:
16. Fixtures Not Included:
17. PRICE: BUYER shall pay the sum of..... \$ 77000
18. Earnest money payable to Russell Real Estate Services
19. in the form of a [x] check [] note, the receipt of which is hereby acknowledged
20. by RUSSELL REAL ESTATE SERVICES. Note shall be redeemed (as stated on
21. lines (23 -25). All monies received to be deposited into an escrow/trust account
22. and to be credited against the Purchase Price..... \$ 500
23. NOTE TO BE REDEEMED WITHIN FOUR DAYS OF WRITTEN ACCEPTANCE
24. OR 24 HOURS AFTER SATISFACTORY COMPLETION OF ALL QUALIFIED
25. INSPECTIONS, IF APPLICABLE.
26. Additional monies to be placed in escrow with a responsible lending institution,
27. title or trust company..... \$ 3% of purchase price
28. Execute and deliver note secured by a first mortgage on said premises
29. in the amount of [x] Conventional [] FHA [] VA [] OTHER..... \$
30. Additional Terms:
31.
32.
33. FINANCING: BUYER shall make a written application for the above mortgage loan, order the appraisal and provide
34. verification to SELLER of said application and order of appraisal within seven days and shall obtain a
35. commitment for that loan no later than 40 days after acceptance of this offer. If first mortgage financing
36. cannot be obtained despite BUYER Good faith efforts, Russell Real Estate Services reserves the right to arrange
37. acceptable financing. If first mortgage financing cannot be obtained then this Agreement shall be null and void. Upon
38. signing of a mutual release by SELLER and BUYER, the earnest money deposit shall be returned to the BUYER without
39. any further liability of either party to the other or to the Brokers and their agents.
40. CLOSING: All funds and documents necessary for the completion of this transaction shall be placed in escrow
41. with the lending institution or escrow company on or before 10/23/2017, and title shall be
42. recorded on or about 10/26/2017.
43. POSSESSION: SELLER shall deliver possession to BUYER of the property within 0 days by [] AM [] PM
44. after the title has been recorded. Subject to Buyer's rights, if any, the premises may be occupied by the SELLER free
45. for days. Additional days at a rate of \$ per day. Insurance coverage and payment and collection
46. of fees for use and occupancy after recording of title are the sole responsibility of SELLER and BUYER.

SELLER(S) INITIALS AND DATE 9/4/2017

BUYER(S) INITIALS AND DATE 09/03/17 9:46 AM EDT

Property Address: 620 Oak Street, Medina, 44256

47. **TITLE:** SELLER shall convey a marketable title to BUYER by general warranty deed and/or fiduciary deed, if
48. required, with dower rights released, free and clear of all liens and encumbrances whatsoever, except a) any
49. mortgage assumed by BUYER, b) such restrictions, conditions, easements (however created) and encroachments
50. as do not materially adversely affect the use or value of the property, c) zoning ordinances, if any, and d) taxes and
51. assessments, both general and special, not yet due and payable. BUYER is encouraged to obtain Owner's Title
52. Insurance Policy ("OTIP"). An OTIP is different than a lender's title Insurance Policy, which will not protect the BUYER
53. from claims and challenges on the title. SELLER shall furnish an OTIP in the amount of the purchase price, or _____
54. from Newman Title LLC, or Fireland Title Group LLC _____, as agreed to by the parties. BUYER agrees to release and
55. discharge any and all claims and losses against The Russell Realty Company, d/b/a Russell Real Estate Services and
56. its agents should the BUYER elect not to purchase an OTIP. I/We acknowledge and agree that I /we have (or will) select
57. and engage a title agency, title insurance company, and/or escrow/settlement company (collectively "Title Companies")
58. of my/our own choosing after conducting my/our own inquiry sufficient to provide all of the information needed to make
59. that independent decision. Accordingly, I/we acknowledge and agree that while I/we may have been introduced to
60. my/our choice of Title Companies by Russell Realty Company, d/b/a Russell Real Estate Service, or one or more of its
61. agents, employees, officers and directors (collectively "Russell"), I/we did not rely on that introduction or any
62. representation, act or non-act by Russell in deciding to engage a Title Company and, further agree that I/we hereby
63. release and hold harmless Russell from any direct or vicarious claims or liability arising from any misappropriation of
64. funds, fraud, negligence, malfeasance or any other inappropriate action(s) of the Title Company I/we selected, unless
65. I/we select Newman Title. I/we understand that this is a material term of this Disclosure and that I/we can have an
66. attorney, of my/our choosing, review same and I /we have either done so, or have chosen not to do so, on our own
67. without undue pressure by anyone. SELLER shall have thirty (30) days after notice to remove title defects. If unable
68. to do so, BUYER may either a) accept Title subject to each defect without any reduction in the purchase price or
69. b) terminate this agreement, in which case neither BUYER, SELLER or any broker shall have any further liability to each
70. other, and both BUYER and SELLER agree to sign a mutual release, releasing earnest money to BUYER.

71. **PRORATIONS:** General taxes, annual maintenance fees, subdivision charges, special assessments, city and county
72. charges, heating fuel oil/propane (if any) and tenant's rents, collected or uncollected, shall be prorated as of the
73. date the title has been recorded. Taxes and assessments shall be prorated based upon the latest available tax
74. duplicate. However, if the tax duplicate is not yet available or the improved land is currently valued as land only,
75. taxes and assessments shall be prorated based upon 35% of the selling price times the millage rate. The escrow
76. agent is instructed to contact the local governmental taxing authority, verify the correct tax value of the property as
77. of the date the title has been recorded and pay the current taxes due to the date the title has been recorded. If
78. the property being transferred is new construction and recently completed or in the process of completion at the
79. time the agreement was signed by the parties, the escrow agent is instructed to make a good faith estimate of the
80. taxes to be owed on the value of the improved property to the date the title has been recorded and reserve sufficient
81. funds in escrow from Seller's net proceeds to pay those taxes when they become due and payable after the title
82. has been recorded. The escrow agent is instructed to release the balance of the funds on reserve to SELLER
83. once they receive notice from the local county auditor that the taxes on the land and improvements have been paid
84. in full to the date the title has been recorded. SELLER and BUYER acknowledge that the latest available tax duplicate
85. may not reflect the accurate amount of taxes and assessments that will be owed. SELLER and BUYER agree to adjust
86. directly outside of escrow for any increase or decrease in valuation and the cost of all passed or levied, but not yet
87. certified, taxes and assessments, if any, prorated to the date the title has been recorded. SELLER is not aware of
88. any proposed taxes or assessments, public or private, except the following: _____
89. _____

90. In the event the property shall be deemed subject to any agricultural tax recoupment (C.A.U.V.), BUYER SELLER
91. agrees to pay the amount of such recoupment.

92. **CHARGES/ESCROW INSTRUCTIONS:** This agreement shall be used as escrow instructions subject to the Escrow
93. Agent's usual conditions of acceptance. The Mortgage Location Survey is to be performed by Exacta Land Surveying
94. or _____. **SELLER** shall pay the following costs through escrow: a) deed
95. preparation, b) real estate transfer tax, c) any amount required to discharge any mortgage, lien or encumbrance not
96. assumed by BUYER, d) title exam and one half the cost of insuring premium for Owners Title Insurance Policy, e)
97. prorations due BUYER, f) Broker's commissions, g) one-half of the escrow fee (unless VA/FHA regulations prohibit
98. payment of escrow fees by BUYER in which case SELLER shall pay the entire escrow fee). Tenant security deposits, if
99. any, shall be credited in escrow to the BUYER. The escrow agent shall withhold \$400.00 from the proceeds due
100. SELLER for payment of Seller's final water and sewer bills. SELLER shall pay all utility charges to date of recording of
101. title or date of possession whichever is later. **BUYER** shall pay the following through escrow (unless prohibited by VA/FHA
102. regulations): a) one-half of the escrow fee, b) one half the cost of insuring premium for Owners Title Insurance Policy,
103. c) all recording fees for the deed and any mortgage, and d) a Broker's Commission of \$265 for services rendered (plus

Yk [] [] / 9 / 4 / 2017

SELLER(S) INITIALS AND DATE

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[RL] [] / 09/03/17 9:46AM EDT

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104. any amount due if an Exclusive Buyer Representation Agreement exists) payable to Russell Real Estate Services
105. (address on line 274). SELLER and BUYER hereby authorize and instruct escrow agent to send a copy of their fully
106. signed Closing Disclosure or Settlement Statement(s) to both Broker(s) listed on this Agreement promptly after closing,
107. which Broker(s) may submit to other parties to the transaction.

108. HOME WARRANTY: BUYER has been made aware and acknowledges that several Limited Home Warranty
109. Insurance Policies issued by numerous companies are available and that such policies have deductibles, and may
110. not cover pre-existing defects in the property, and have items excluded from coverage. BUYER [] does [x] does not
111. elect to secure a Limited Home Warranty Plan issued by HMS Home Warranty or _____
112. The cost of \$ _____ shall be paid by []BUYER []SELLER through escrow.

113. INSPECTION: BUYER acknowledges that it has been recommended to him/her that he/she engage, at his/her
114. expense, the services of professional inspectors to inspect the premises to ascertain that the condition of the
115. premises is as called for in this agreement. This agreement shall be subject to the following inspection(s) by a
116. qualified inspector of Buyer's choice within the specified number of days from acceptance of binding agreement.
117. BUYER assumes sole responsibility to select and retain a qualified inspector for each requested inspection and
118. releases Broker of any and all liability regarding the selection or retention of the inspector(s). If BUYER does not
119. elect inspections, BUYER acknowledges that BUYER is acting against the advice of Buyer's agent and broker.
120. BUYER understands that all real property and improvements may contain defects and conditions that are not
121. readily apparent and which may affect a property's use or value. BUYER and SELLER agree that the Broker(s) and
122. their agent(s) do not guarantee and in no way assume responsibility for the property's condition.

123. BUYER acknowledges that it is Buyer's own duty to exercise reasonable care to inspect and make diligent inquiry of
124. the SELLER or Buyer's inspectors regarding the condition and systems of the property. BUYER further acknowledges
125. that the entire house was open for observation and that BUYER had an unimpeded opportunity to inspect the entire
126. house and did inspect said house. The BUYER further understands and agrees that it is not the responsibility of the
127. brokerage firms or real estate agents to inspect the property and agrees to waive all liability and hold harmless any
128. brokerage firm or real estate agent connected with this transaction.

129. Inspections required by any state, county, local government or FHAVA do not necessarily eliminate the
130. need for the Inspections listed below.

- 131. [x] [] 1. GENERAL HOME INSPECTION by professional inspector within 7 days from acceptance of this offer.
Paid By: SELLER [] BUYER [x]
132. [] [x] 2. SEPTIC SYSTEM INSPECTION by a professional inspector (first verify with County Regulations) within
_____ days from acceptance of this offer. Paid By: SELLER [] BUYER []
133. [] [x] 3. WELL WATER TEST for potability, by a professional inspector within _____ days from acceptance of this offer.
Paid By: SELLER [] BUYER []
134. [] [x] 4. WELL INSPECTION for adequate flow rate, by a professional inspector within _____ Days from acceptance
of this offer. Paid By: SELLER [] BUYER []
135. [] [x] 5. TERMITE/WOOD DESTROYING INSECT INSPECTION by a licensed inspector within _____ days from
acceptance of this offer. Paid By: SELLER [] BUYER []
If FHAVA regulations prohibit the payment of Insect Inspection by BUYER, SELLER shall pay cost.
136. [] [x] 6. INSPECTION FOR PRESENCE OF LEAD BASED PAINT, AND/OR LEAD BASED PAINT HAZARD within
ten (10) days _____ after acceptance of the contract. Paid By: SELLER [] BUYER []
137. [x] [] 7. RADON INSPECTION by a professional inspector within _____ days from acceptance of this offer.
Paid By: SELLER [] BUYER [x]
138. [] [x] 8. ASBESTOS INSPECTION by a professional inspector within _____ days from acceptance of this offer.
Paid By: SELLER [] BUYER []
139. [] [x] 9. MOLD OF ANY TYPE INSPECTION by a professional inspector within _____ days from acceptance
of this offer. Paid By: SELLER [] BUYER []
140. [] [x] 10. FOUNDATION INSPECTION by a professional inspector within _____ days from acceptance of this offer.
Paid By: SELLER [] BUYER []

YK [] [] / 9 / 4 / 2017
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Yes No

141. 11. OTHER INSPECTION(S) by a professional inspector within _____ days from acceptance of this offer.

Paid By: SELLER BUYER

142. (List OTHER INSPECTIONS) Those recommended by home inspector.

143. _____

144. **BUYER shall within 3 days of completion of the last inspection requested elect one of the following:**

145. **A) Remove the inspection contingency accepting the property in its "AS IS" PRESENT PHYSICAL CONDITION.** If the
146. property is accepted in its "AS IS" present physical condition, then BUYER agrees to sign an Amendment of
147. Contingency Removal accepting the property "AS IS";

148. **B) Accept the property subject to the SELLER agreeing to have specific material defects, that were either previously disclosed**
149. **in writing by the SELLER or identified in a written inspection report repaired by a qualified contractor in a professional manner**
150. **at SELLER expense. BUYER shall provide to SELLER a copy of the inspections report(s) and sign an Amendment to**
151. **the Purchase Agreement removing the inspection contingency and identifying the defects which are to be repaired.**
152. **SELLER and BUYER shall have four (4) days from SELLER receipt of the written list of defects and the inspection**
153. **report(s) to agree in writing which defects, if any, will be corrected by SELLER. If a written Agreement is not signed by**
154. **SELLER and BUYER within those four(4) days, this agreement shall be null and void and SELLER and BUYER agree**
155. **to sign a mutual release, whereupon signing of a mutual release by SELLER and BUYER, the earnest money deposit**
156. **shall be returned to the BUYER without any further liability between SELLER and BUYER or to RUSSELL REAL ESTATE**
157. **SERVICES;**

158. **C) Terminate this Agreement if written inspection report(s) identify material latent defects NOT previously disclosed in writing**
159. **by the SELLER or any cooperating real estate broker, whereupon signing of a mutual release by SELLER and BUYER,**
160. **the earnest money deposit shall be returned to the BUYER without any further liability between SELLER and BUYER**
161. **or to RUSSELL REAL ESTATE SERVICES.**

162. **FAILURE TO HAVE INSPECTION(S) COMPLETED AS REQUIRED ABOVE, OR TO NOTIFY SELLER BY**
163. **WRITTEN NOTICE AS REQUIRED ABOVE, OF ANY DEFECTS BEFORE EXPIRATION OF THE INSPECTION**
164. **PERIOD SHALL CONSTITUTE A WAIVER OF SUCH DEFECTS, AND BUYER SHALL TAKE THE PROPERTY**
165. **AS IS" WITH RESPECT TO SUCH DEFECTS.**

166. The SELLER and BUYER can mutually agree **IN WRITING** to extend the dates for inspections, repairs, or to exercise
167. their right to terminate this Agreement. SELLER agree to provide reasonable access to the property for BUYER to
168. review and approve any conditions corrected by the SELLER.

169. **MEGAN'S LAW/SEX OFFENDER REGISTRATION LAW(S):** SELLER warrants that SELLER has disclosed to
170. BUYER all notices received pursuant to Ohio's sex offender law. The BUYER acknowledges that the information
171. disclosed may no longer be accurate and agrees to inquire with the local sheriff's office. BUYER agrees to assume
172. the responsibility to check with the local sheriff's office for additional information. BUYER will rely on Buyer's own
173. inquiry with the local sheriff's Office as to registered sex offenders in the area and will not rely on SELLER or any
174. real estate agent involved in the transaction to determine if a sex offender resides in the area of any property
175. BUYER may purchase.

176. **CONDITION OF PROPERTY:** BUYER has examined the property and agrees that the property is being purchased in
177. its "As Is" Present Physical Condition including any defects disclosed by the SELLER on the Ohio *Residential Property*
178. *Disclosure Form* or identified by any inspections requested by either party or any other forms or addenda made a
179. part of this agreement. SELLER agrees to notify BUYER in writing of any additional disclosure items that arise be-
180. tween the date of acceptance and the date of recording of the deed. BUYER has not relied upon any representations,
181. warranties, or statements about the property (including but not limited to its condition or use) unless otherwise
182. disclosed on this agreement or on the *Residential Property Disclosure Form*.

183. 1. BUYER acknowledges receipt of completed *Residential Property Disclosure Form* from SELLER.

184. 2. BUYER has not received *Residential Property Disclosure Form* and SELLER agrees to deliver to BUYER a copy
185. of the completed *Residential Property Disclosure Form* within three (3) days after acceptance unless the sale of the
186. property is exempt by Ohio Revised Code 5302.30 from the use of the form.

187. SELLER shall pay all costs for the repair of any utility line that the SELLER has responsibility for at the time of
188. recording of title or transfer/restoration of utilities, whichever is sooner. SELLER agrees to comply with any and
189. all local governmental point of sale laws and/or ordinances. SELLER will promptly provide BUYER with copies of any
190. notices received from governmental agencies to inspect or correct any current building code or health violations. If
191. applicable, BUYER and SELLER have five (5) days after receipt by BUYER of all notices to agree in writing which
192. party will be responsible for the correction of any building code or health violation(s). If BUYER and SELLER

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193. cannot agree in writing, this Agreement can be declared null and void by either party. In that event SELLER and
194. BUYER agree to sign *mutual release* with instruction to the Broker on disbursement of the earnest money.

195. **REPRESENTATIONS AND DISCLAIMERS:** BUYER acknowledges that the SELLER completed the Residential
196. Property Disclosure Form unless otherwise stated above and SELLER has not made any representations or warranties,
197. either expressed or implied, regarding the property, (except for the Ohio Residential Property Disclosure Form, if
198. applicable), and agrees to hold the Brokers and their agents harmless from any misstatements or errors made by the
199. SELLER on the form. BUYER also acknowledges and agrees that the Brokers and their agents have no obligation
200. to verify or investigate the information provided by the SELLER on that form. BUYER hereby acknowledges that
201. any representation by SELLER or the real estate agent(s) regarding the square footage of the rooms, structures
202. or lot dimensions, homeowner's fees, public and private assessments, utility bills, taxes and special assessments
203. are approximate and not guaranteed. Please list any and all verbal representations made by Brokers or their agents
204. that you relied upon when purchasing this property. none

205. **DAMAGE:** If any building or other improvements are destroyed or damaged in excess of ten percent of the purchase
206. price prior to title transfer, BUYER may either a) accept the insurance proceeds for said damage and complete this
207. transaction or b) terminate this agreement and receive the return of all deposits made. In that event, SELLER and
208. BUYER agree to sign a *mutual release*, with instruction to the Broker on disbursement of the earnest money on deposit
209. BUYER has the right to inspect this property for any reason. If such damage is less than ten percent of the purchase price,
210. SELLER shall restore the property to its prior condition and BUYER agrees to complete the purchase of the Property.

211. **ADDENDA:** The additional terms and conditions in the attached addenda Agency Disclosure Form Residential
212. Property Disclosure VA FHA FHA Home Inspection Notice Secondary Offer Condominium Short Sale
213. House Sale Contingency House Sale Concurrence Lead Based Paint (required if built before 1978)
214. Homeowner's Association Affiliated Business Arrangement Disclosure Statement Walk Through
215. Wire Fraud – Protect Yourself HMS Service Agreement Disclosure Statement Other: _____
216.

217. are made part of this Agreement. **The terms and conditions of any addenda will supersede any conflicting terms**
218. **in the Purchase Agreement.**

219. **EARNEST MONEY:** The Broker shall acknowledge receipt of the earnest money shown on line 22 to the escrow agent
220. who shall credit that amount to the Buyer's escrow account. Unless otherwise stated herein, the earnest money
221. shall be retained in the broker's trust account until after title transfer at which time it shall be applied
222. against any compensation due broker. Any amount by which the earnest money exceeds the compensation
223. due the broker shall be remitted to the escrow agent. In the event of a dispute between the SELLER and BUYER
224. regarding the disbursement of the earnest money in the Broker's trust account, the Broker is required by Ohio law
225. to maintain such funds in a trust account until the Broker receives (a) written instructions signed by the parties
226. specifying how the earnest money is to be disbursed or (b) a final court order that specifies to whom the earnest money
227. is to be rewarded. If within two years from the date the earnest money was deposited in the Broker's trust account, the
228. parties have not provided the Broker with such signed instructions or written notice that such legal action to resolve the
229. dispute has been filed, the Broker shall return the earnest money to the BUYER with no further notice to the SELLER.


230. **PERFORMANCE:** If the BUYER fails to perform this contract at the time and in the manner herein specified or
231. defaults in the performance of any of the obligations imposed by the terms hereof, SELLER may, at Seller's option,
232. treat this Agreement as null and void and earnest money shall be forfeited by BUYER in favor of SELLER. It is
233. agreed and stipulated that if BUYER defaults in his/her/their performance of this agreement, then BUYER shall be
234. obligated to pay any and all commissions due RUSSELL REAL ESTATE SERVICES. If SELLER does not perform his
235. obligations under this contract within said time, BUYER may, at his option, treat this contract as null and void and
236. receive the return of earnest money, in which case SELLER agrees to pay the commission as though the sale and
237. transfer had been fully consummated. All parties hereto hereby acknowledge receipt of a full and complete copy of
238. this Agreement. This contract shall be binding on the SELLER, the BUYER, their heirs, executors, administrators,
239. successors and assigns. State law requires that RUSSELL REAL ESTATE SERVICES has a signed mutual release
240. or court order before releasing earnest money (All parties hereby agree to sign a Mutual Release accordingly).
241. See, Earnest Money, above.

242. **FAIR HOUSING STATEMENT:** It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of
243. the Revised Code and the Federal Fair Housing law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign,
244. rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing
245. accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion,
246. sex, familial status as defined in section 4112.01 of the Revised Code, ancestry, military status as defined in that
247. section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental

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248. of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit,
249. to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the
250. neighborhood of a person or persons belonging to one of the protected classes.

251. **BINDING AGREEMENT:** Upon written acceptance, then either written or verbal notice of such acceptance to the last-
252. offering party, this offer and any addenda listed above shall become a legally binding agreement upon BUYER and
253. SELLER and their heirs, executors, administrators and assigns and shall represent the entire understanding of the
254. parties regarding this transaction. All counter-offers, amendments, changes or deletions to this Agreement shall be in
255. writing and be signed/initialed by both BUYER and SELLER. Facsimile or electronic signatures shall be deemed
256. binding and valid. This Agreement shall be used as escrow instructions subject to the Escrow Agent's usual conditions
257. of acceptance. If there is any conflict between the escrow's conditions of acceptance and this agreement, the
258. terms of this agreement shall prevail. For purposes of this Agreement, "days" shall be defined as calendar days.

259. This Offer is open for acceptance in writing until _____ o'clock (AM) (PM) EST, on _____, 20_____.

260. **This Agreement is a legally binding contract. If you have any questions of law, consult your attorney.**

261. BUYER: Richard Lawson dotloop verified 09/03/17 9:46AM EDT STRI-DORW-6LFN-GCIL Email: sendnotstuff@hotmail.com

262. Print Name: Richard Lawson Phone: _____

263. BUYER: _____ Email: _____

264. Print Name: _____ Address: _____

265. Date: _____ City/State/Zip: _____

266. **RUSSELL REAL ESTATE SERVICES (License # 0000387521):**

267. By: _____ Office: Russell Real Estate Services Phone: 330-635-9344

268. **SELLER** **ACCEPTS** the above offer and,

269. **REJECTS** said offer; or **COUNTEROFFERS** according to the above modifications initialed by SELLER.

270. Counteroffer shall become null and void if not accepted in writing on or before _____ o'clock (AM) EST

271. on _____, 20_____. (PM) EST

272. Upon final acceptance, SELLER instructs the Escrow Agent to pay from SELLER'S escrow funds upon title transfer a

273. Brokerage Commission as follows: _____ or _____%

274. of the Purchase Price to Russell Real Estate Services, 12190 Pearl Road Strongsville, Ohio 44136. In accordance
275. with the listing agreement, SELLER will also be charged an additional commission of \$265 if listed with Russell
276. Real Estate Services.

277. AND (Other Broker, if any) Realty Trust Services LLC to be paid as per Listing Agreement.

278. SELLER: _____ Email: _____

279. Print Name: Realife Cleveland 2 LLC Phone: _____

280. SELLER: _____ Email: _____

281. Print Name: _____ Address: _____

282. Date: 09/04/2017 City/ST/ZC: _____

List Broker/Agent Information:

283. Realty Trust Services
Listing Real Estate Company (Company OH BRKR LIC #)
284. Christopher C Kaylor 2011003065
Listing Agent (Agent OH RE LIC #)
285. 330-840-1073
Listing Agent Cell Phone#
286. chriskaylor@gmail.com
Listing Agent Email
287. 440-427-0123 9165
Listing Office Phone# (Office MLS #)

Selling Broker/Agent Name Information:

Russell Real Estate Services #0000387521
Selling Real Estate Company (Company OH BRKR LIC #)
Laurie O'Brien 2012001067
Selling Agent (Agent OH RE LIC #)
3306359344
Selling Agent Phone#
laurieohiorealestate@gmail.com
Selling Agent Email
440-835-8300 2762
Selling Office Phone# (Office MLS)

Signature Certificate

 Document Reference: RP5IH3JXWI5R7535TTK6AV

RightSignature
Easy Online Document Signing



Yaron Kandelker
Party ID: TN2U8NJ7JIKVE7R4W8S7CL
IP Address: 2.55.57.238
VERIFIED EMAIL: yaron@realife-group.com

Electronic Signature:

Multi-Factor
Digital Fingerprint Checksum

c482083ad7c29318e2cd6ee90a848f653f1adb84



Timestamp

2017-09-04 06:34:11 -0700

2017-09-04 06:34:11 -0700

2017-09-03 22:42:45 -0700
2017-09-03 18:55:34 -0700

Audit

All parties have signed document. Signed copies sent to: Yaron Kandelker and Chris Kaylor.
Document signed by Yaron Kandelker (yaron@realife-group.com) with drawn signature. - 82.81.211.96
Document viewed by Yaron Kandelker (yaron@realife-group.com). - 2.55.57.238
Document created by Chris Kaylor (chriskaylor@gmail.com). - 99.25.98.52



This signature page provides a record of the online activity executing this contract.