

PREMIERE

ASSET SERVICES

ADDENDUM

Date: 11/27/2017

Buyer: Real Life Cleveland, LLC Real Life Cleveland, LLC

Seller: Wells Fargo Bank, N.A.

This Addendum dated 11/27/2017, is attached to and made a part of the purchase and sale agreement and any other documents executed in connection with the purchase of the property (collectively, the "Contract for Purchase") located at 4283 W 210TH STREET, FAIRVIEW PARK, OH, 44126 (the "Property"), and supersedes any prior offers, purchase agreements or other documents in connection with the transaction between Wells Fargo Bank, N.A., ("Seller") and Buyer. All terms and provisions of any offer, purchase agreement or other documents executed in connection with the Property which are not amended by this Addendum shall remain effective.

1. The sales price is to be \$70,000.00 (the "Sales Price").
2. Buyer's Earnest Money Deposit: Buyer shall deposit earnest money in the amount of \$1,000.00 in listing agent's escrow account or with Seller's closing agent upon acceptance of this Addendum ("Buyer's Earnest Money Deposit").
3. AS IS: The Property is sold in its present "As Is" condition with no warranties, representations, repairs or inspections completed by Seller, unless otherwise expressly addressed in the Contract for Purchase. Buyer agrees that Buyer has received no promises or representations as to the condition of the Property and no warranties. Buyer acknowledges that Seller obtained the Property through foreclosure or a similar process and that Seller has not occupied the Property. No personal property is included in this sale, unless otherwise specified.
 - a. Buyer has been afforded an opportunity for an inspection by an inspector of Buyer's choosing and at Buyer's cost.
 - b. There is no right to inspection. Buyer Initials VR | _____
4. Buyer's Right to Cancel due to Inspection: If Buyer is afforded the opportunity to inspect in paragraph 3, Buyer shall have seven (7) calendar days from the date of the fully executed Contract for Purchase to declare the Contract for Purchase null and void as a result of inspection findings. After the seventh (7th) calendar day, Buyer is obligated to complete the purchase or forfeit Buyer's Earnest Money Deposit.
5. Detrimental Reliance: Buyer agrees that in contracting to buy the Property, Buyer has not relied upon any representation made by Seller or any parent, subsidiary or affiliate thereof, or any of their officers, directors, employees, agents or other representatives.
6. Damage: Should the Property sustain any material damage after the acceptance of an offer and prior to the Closing Date (as defined herein), Seller, in its sole discretion, shall have the option to:
 - a) terminate the Contract for Purchase;
 - b) re-negotiate the Sales Price; or
 - c) proceed with repairs.
7. In the event Seller elects option b) or c) above, Buyer may either:
 - a) proceed with the transaction; or
 - b) terminate the Contract for Purchase and receive a refund of Buyer's Earnest Money Deposit.
8. Lender/Insurer Requirements: Should any lender or any insuring entity or agency require that repairs to the Property be made or that other conditions be met, Seller, at its sole option, may comply with such requirements or terminate the Contract for Purchase. Further, should any FHA Conditional Commitment or VA Certificate of Reasonable Value vary from the agreed upon Sales Price, then Seller, at its sole option, may terminate the Contract for Purchase.

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9. Closing: Closing is to occur on or before 12/21/2017 (the "Closing Date"). Time is of the essence. No extension of the Closing Date will be given without prior written approval of Seller. Seller reserves the right to unilaterally extend the Closing Date if legible copies of the executed Contract for Purchase are not received in a timely manner. Buyer shall be charged \$50.00 per calendar day for any extension past the Closing Date, to be paid to and collected by the closing agent at the time such extension is granted. Buyer shall not be obligated for any delays caused by Seller's title company and/or closing agent. All funds must be paid according to the closing or escrow agent's instructions for receipt prior to the closing.
10. Buyer is advised that Seller works closely with certain escrow companies, title companies, title agents, title attorneys, and other closing agents that are familiar with Seller's forms, documents, procedures, and special requirements. By utilizing such entities, Seller is generally able to achieve closings quickly and efficiently. Unless Buyer chooses otherwise pursuant to Paragraph 11, Seller will refer the Contract for Purchase to a company, attorney or agent of Seller's choice to perform all necessary title services and products either itself or through a title company chosen by Seller, except in those states where Seller's representative is prohibited from performing such services for the benefit of both parties. Buyer is advised that the use of such companies, attorneys or agents is not required, nor a condition of the sale of the Property to Buyer.
11. If Seller is closing with insured title, Seller will pay for the owner's title policy only when the closing occurs at Seller's Representative's office as defined below and the owner's title policy is ordered through the Seller's Representative, unless providing such a settlement service is prohibited by local law. Buyer may use counsel or closing agent of choice as representation at the closing subject to Seller's approval of such counsel or closing agent. Buyer's representation shall be at Buyer's sole expense, including without limitation the costs of an owner's title policy ordered through Buyer's representative.

Seller's Representative:

Name: Boston National Title Agency

Address: 400 Rouser Rd Bldg 2 Suit 602, Moon Township, PA, 15108

Phone#: (800) 940-7005

Fax#: 888.571.0776

Buyer's proposed Representative (if applicable):

Name: All Real Estate Solutions

Address: 1869 East Aurora Rd Suite 400 Twinsburg, OH 44087

Phone#: 800-398-6163

Fax#: 866-567-4545

Should Buyer's counsel or closing agent information change prior to closing, Buyer shall promptly notify Seller of such change in writing, which representation shall be subject to Seller's approval.

12. Closing Costs: Seller will not pay any amounts toward Buyer's closing costs, including, without limitation, non-allowable expenses, pre-paid amounts or points.
13. Agent Commissions: Agent commissions will be paid in accordance with the applicable listing agreement. If the transaction does not close, no agent commissions will be paid.
14. Pro-Rations: All pro-rations, including, without limitation, pro-rations of any and all taxes, fees, utilities, homeowner or condominium association assessments and dues, and any and all other charges against the Property reflected on the settlement statement and executed by Seller, are final. No adjustments or payments will be made by Seller after the Closing Date.
15. Payments to vendors and service providers for Seller approved repairs, inspections or services will not be paid on the settlement statement. Instead, these invoices will be paid outside of closing by Seller.
16. FINAL OFFER ACCEPTANCE IS SUBJECT TO INVESTOR APPROVAL.

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17. In order for an offer to be considered, Buyer shall present a prequalification letter from Wells Fargo Home Mortgage, or the Neighborhood Assistance Corporation of America (NACA). If a Buyer is not interested in considering these financing options, the Buyer may instead present proof of a loan commitment or credit decision pre-approval from another lender.
18. Seller does not agree to arbitration or mediation.
19. Seller will not assign to Buyer any rights to any insurance claims or proceeds covering destruction or damage to the Property. Seller's insurance policies are non-transferable and will not be prorated at closing.
20. Buyer is aware that the Property will remain on the market during the counter offer stages and that any and all offers will be considered.
21. The Contract for Purchase may be assigned by Buyer, to another buyer or Buyer may add a co-buyer upon written request submitted to Seller, and approved by Seller in its sole discretion; provided, that the assignee or co-buyer meets the requirements of Paragraph 25 and Paragraph 37 hereunder and executes the Contract for Purchase.
22. The Property may be subject to ground rent. Seller will not redeem the ground rent.
23. Post-Closing Assessments Charged or Due: Any special assessments, municipal assessments, or liens that are due or incurred on or after the Closing Date will be the responsibility of Buyer. Seller does not agree to comply or bring the Property into compliance with any violation notices or requirements noted or issued by any governmental authority, or actions in any court on account thereof, against or affecting the Property as of the Closing Date, unless expressly addressed. Buyer specifically agrees to comply or bring the Property into compliance with any government code or other requirements.
24. Lender Required Documents: Seller requires three (3) full business days prior to the Closing Date to review and execute any lender required documents, settlement statements, and any other documents requiring Seller's signature. Seller shall not be responsible for any loss or damage due to the Closing Date being delayed if Seller is not given three (3) full business days for review and execution of these items.
25. **Prohibited sale: Employees and family members residing with employees of Wells Fargo Bank, N.A., its affiliates or subsidiaries are strictly prohibited from directly or indirectly purchasing any property owned or managed by Wells Fargo Bank, N.A. or its asset management unit, Premiere Asset Services. The agent or employees of the agent or agency and family members residing with the agent or employees of the agent or agency are prohibited from directly or indirectly purchasing any property owned or managed by Wells Fargo Bank, N.A. or its asset management unit, Premiere Asset Services and listed by the agent or agency or any property for which the agent has performed services. For purposes of this paragraph "family member" is defined as a spouse, domestic partner, parents, grandparents, children, grandchildren, brothers and sisters, including in all cases, step-family members.**
26. If Buyer alters the Property or causes the Property to be altered in any way and/or occupies the Property or allows any other person to occupy the Property prior to the Closing Date without the prior written consent of Seller, such event shall constitute a breach of the Contract for Purchase by Buyer, and the Seller may terminate the Contract for Purchase. Buyer shall be liable to Seller for any and all damages caused by any such alteration or occupation of the Property prior to the Closing Date, and Buyer waives any and all claims for damages or compensation for improvements made by Buyer to the Property including, without limitation, any and all claims for unjust enrichment.
27. Title to the Property will be conveyed via special/limited warranty deed or such other similar form of deed acceptable in the jurisdiction where the Property is located, unless otherwise stated.
The deed will be prepared as indicated below. Only parties to the Contract for Purchase can be named in the deed. If Buyer is not an individual, copies of the proper documentation as to the trust or other entity must be supplied.
Buyer's name(s) as it should appear on the deed: Realife Cleveland LLC
Marital Status: Single
Vesting to appear on the deed: Realife Cleveland LLC
28. Seller will not provide a survey, appraisal or a home warranty, unless otherwise specified in the Contract for Purchase. Should the Seller agree to pay for a home warranty, Seller will provide a home warranty from a company of its sole choosing after the closing.

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Buyer: Real Life Cleveland, LLC Real Life Cleveland, LLC

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29. Title Insurance: When title insurance is provided, Seller shall have a minimum of thirty (30) days from the earlier of the Closing Date or the date upon which Seller receives a copy of a title insurance commitment/title report within which to resolve title exceptions, defects, or other title issues which in any way impede or impair Seller's ability to convey insurable title. If, within such thirty (30) day period, Seller determines that it is unable or unwilling to resolve such matters, Buyer may:

- a. take title in its then state, thereby waiving any title objections; or
- b. terminate the Contract for Purchase and receive a refund of Buyer's Earnest Money Deposit as Buyer's sole and exclusive remedy.

Alternatively, in such circumstances, Seller may terminate the Contract for Purchase and refund Buyer's Earnest Money Deposit, such refund being Buyer's exclusive remedy for such termination. In the event Seller fails to resolve such issues within the aforesaid thirty (30) day period, it shall be presumed that Seller has determined that it is unable or unwilling to resolve such issues.

30. All pro-rations, including, without limitation, pro-rations of any and all taxes, fees, utilities, homeowner or condominium association assessments and dues, and any and all other charges against the Property as reflected on the settlement statement executed by Seller, are final. No adjustments or payments will be made by Seller after the closing. Tax pro-rations shall be based upon one hundred percent (100%) of the last ascertainable actual tax bill and shall be final as of the Closing Date. There shall be no pro-ration adjustment. Tax pro-rations which are not yet due and payable will not be allowed as closing costs.

31. Seller shall deliver possession of the Property on the Closing Date unless accompanied by an Occupied Property Addendum. If, prior to the Closing Date, Seller notifies Buyer it will be unable to deliver the Property vacant, Buyer may cancel the Contract for Purchase within five (5) calendar days after receipt of such notice or prior to the Closing Date, whichever is earlier, and Seller's inability to deliver the Property vacant shall not be deemed a breach of the Contract for Purchase. If Buyer accepts the Property occupied, Buyer takes the Property subject to any applicable rent, vacancy or occupancy control laws or regulations as set forth in the Occupied Property Addendum, which are matters to be investigated solely by Buyer.

32. Seller's Termination of Contract for Purchase: In the event the Contract for Purchase is terminated by Seller pursuant to any provision of the Contract for Purchase, Seller's sole liability to Buyer will be to return Buyer's Earnest Money Deposit, at which time the Contract for Purchase shall cease and terminate and Seller and Buyer shall have no further obligations, liabilities or responsibilities to one another. If Buyer defaults in the performance of the Contract for Purchase, the full amount of Buyer's Earnest Money Deposit will be tendered to Seller.

Waiver of Specific Performance: Buyer agrees that the Property is not unique and that in the event of Seller's default or a material breach of the Contract for Purchase, Buyer's sole remedy shall be a return of Buyer's Earnest Money Deposit. Buyer hereby waives all rights of specific performance against Seller or actions against the Property, including, without limitation, the filing of any lis pendens or similar action.

Buyer Initials YL | _____

33. Release of Escrow upon Termination: Upon Seller's termination of the Contract for Purchase due to Buyer's non-performance, Seller shall provide written notice to Buyer and the escrow or closing agent, given by hand delivery or fax or email transmission. Upon receipt of such notice of termination from Seller, Buyer shall have two (2) business days in which to provide a written objection of termination to Seller and the escrow or closing agent by one of the above-referenced notice methods. In the event the escrow or closing agent does not receive a written objection of termination from Buyer within two (2) business days, the escrow or closing agent is instructed to immediately cancel the escrow and to comply with any other instructions set forth in Seller's notice of termination, which may include release of Buyer's Earnest Money Deposit in escrow with no additional instructions from Buyer.

Buyer Non Performance: Buyer acknowledges and agrees that Seller shall have the right to terminate the Contract for Purchase due to Buyer's non-performance upon notice stated above, and that the escrow or closing agent will be instructed to release Buyer's Earnest Money Deposit from escrow to Seller without any further action, consent or release from Buyer.

Buyer Initials YL | _____

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34. Notwithstanding anything to the contrary, in any action or proceeding between Buyer and Seller, Seller does not agree and shall not be responsible to indemnify any broker(s) or agent(s) for any liability, loss, cost, damages or expenses incurred by any broker(s) or agent(s).
35. **Redemption:** The Property may be subject to a redemption period pursuant to applicable state law. It is Buyer's responsibility to determine if any redemption period applies or has expired. An unexpired redemption period could delay or prevent closing and could result in a prior mortgagor or lien holder exercising their option to redeem the Property. Seller makes no guarantees or representations concerning the expiration of any redemption periods. Should an unexpired redemption period prohibit closing, Buyer may exercise Buyer's option to cancel the Contract for Purchase and be entitled to return of Buyer's Earnest Money Deposit. No additional compensation or reimbursement will be paid by Seller for any expenditure made by Buyer regarding the Property.
36. If Buyer is participating in a "1031 Exchange" pursuant to Section 1031 of the United States Internal Revenue Code (the "1031 Exchange"), Buyer understands and agrees that all obligations related to the purchase of the Property and the timeliness of the closing shall remain in full effect regardless of the Buyer's participation in the 1031 Exchange. Buyer shall remain solely responsible and liable to Seller for Buyer's performance of each and every warranty and obligation under the Contract for Purchase. Buyer agrees to hold Seller harmless from any and all claims and liabilities, including tax liabilities or penalties, costs or delays in time that may result from any aspect of the transaction by virtue of its characterization as a 1031 Exchange.
37. **Bank Secrecy Act:** Pursuant to the Bank Secrecy Act and requirements specified by the Department of the Treasury's Office of Foreign Assets Control ("OFAC"), Seller will not engage in any transaction with any individual or entity that either appears on the list of Specially Designated Nationals and Blocked Persons, Specially Designated Terrorists, Specially Designated Narcotics Traffickers, or that Seller suspects to be involved in a suspicious transaction or one in violation of state or federal law. Therefore, the information on the form attached hereto as Exhibit A must be provided. This information will be used for the sole purpose of screening against OFAC and WorldCheck lists. If Seller finds in its sole and absolute discretion that any Buyer meets the criteria as described above, the Contract for Purchase shall be of no effect and automatically cancelled and terminated.
38. **Severability:** If any provision (or any portion of any provision) of the Contract for Purchase is held by a court of competent jurisdiction to be illegal, invalid, or unenforceable under present or future laws, the legality, validity, and enforceability of the remaining provisions (or the balance of such provision) shall not be affected thereby.
39. **Written Notice:** All notices hereunder, unless specifically stated otherwise, shall be in writing and signed by the party giving the notice. Notice will be deemed received as follows: If delivered in person, upon delivery; if delivered by United States Postal Service, First Class mail, two (2) business days after deposit into the mail; if delivered by a national overnight courier on a next-day basis, one (1) business day after deposit with the service; if delivered by facsimile or email during Seller's regular business hours, upon transmission or sending; and if delivered by facsimile or email outside of Seller's regular business hours or on a weekend or holiday, upon the commencement of the next business day.
40. **Additional Terms:** Property is sold AS IS condition; NO repairs. Seller may or may not negotiate any reduction of sales price if the appraisal does not equal or exceed the sales price. Buyer could be responsible for the difference in appraised value and the agreed upon sales price. Seller will not negotiate any reduction of sales price once offer is accepted. Any inspections will be for Buyer informational purposes only and must be completed within 7 calendar days
41. The Contract for Purchase must be signed and initialed by Buyer and returned to Seller within two (2) business days. If these documents are not returned within two (2) business days, or by 11/29/2017, Seller reserves the right to terminate this transaction for non-performance by Buyer.

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Buyer: Real Life Cleveland, LLC Real Life Cleveland, LLC
Property Address: 4283 W 210TH STREET, FAIRVIEW PARK, OH, 44126

Realife cleveland LLC

Buyer Name (printed) *(Yaron Kandelker)*


Buyer (signature)

Dated: *12/1/17* *Principle (owner)*
Sole owner

Buyer Name (printed)

Buyer (signature)

Dated: _____



CATELYN DICKMAN

Seller Name (printed) *Authorized Signer*

Seller (signature)

Swp
Seller Title (printed)

Wells Fargo Bank, N.A.

Dated: *12/5/17*

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Buyer: Real Life Cleveland, LLC Real Life Cleveland, LLC

Property Address: 4283 W 210TH STREET, FAIRVIEW PARK, OH, 44126

Exhibit A

Pursuant to the Bank Secrecy Act ("BSA") and requirements specified by the Department of the Treasury's Office of Foreign Assets Control ("OFAC"), Seller will not engage in any transaction with any individual or entity that either appears on the list of Specially Designated Nationals and Blocked Persons, Specially Designated Terrorists, Specially Designated Narcotics Traffickers, or that Seller suspects to be involved in a suspicious transaction or one in violation of state or federal law. Therefore, the information requested below must be provided. If further verification is needed, Seller may request more specific information to comply with BSA and OFAC requirements. This information will be used for the sole purpose of screening against OFAC and WorldCheck lists.

Please provide the following information:

Full Legal Name (First, Middle, and Last) Yaron Kandelker (sole member)
Complete Address (no P.O. Boxes) 21380 Lorain Road #201
City Fairview Park State OHIO Country USA Zip 44126
Date of Birth 09/25/1988

Buyer's Agent Information

First Name: CHRISTOPHER Last Name: KAYLOR
Company: REALTY TRUST SERVICES
Address: 29550 Detroit Rd #300 City: Westlake State: OH Zip: 44145
Email: CHRISCKAYLOR@gmail.com
Phone #: 330 840 1073 Fax#: 440-226-8287

If Buyer is a company, corporation, partnership, limited liability company, non-profit organization, trust or is not purchasing as an individual, Buyer must provide full company, corporation, partnership, limited liability company, non-profit organization, or trust name and proof of signing authority.

Buyer Initials YK | _____

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Buyer: Real Life Cleveland, LLC Real Life Cleveland, LLC

Property Address: 4283 W 216TH STREET, FAIRVIEW PARK, OH, 44126

Buyer's company, corporation, partnership, limited liability company, non-profit organization, trust:

Realife cleveland LLC

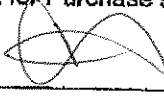
Employee or Tax ID #, if applicable 81-3852126

List all entities and individuals with control of partnership, limited liability company, non-profit organization or trust and all signers (including non-board members), including full name, permanent home address (no P.O. Boxes) and dates of birth for each.

21380 Lolain Road #201 Fairview Park 104 44126

Yaron Kandelker (sole member 100% Interest) 9/25/1988

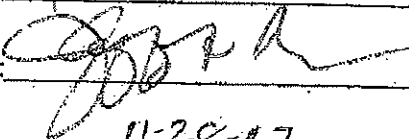
If Seller finds in its sole and absolute discretion that any Buyer meets the criteria as described above, the Contract for Purchase shall be of no effect and shall be automatically cancelled and terminated.

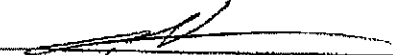
Seller: 

Buyer: Realife cleveland LLC

Date: 12/5/17

Date: 11-29-17

Listing Agent: 

Buyer: 
(Yaron Kandelker principle)

Date: 11-28-17

Date: 11-29-17

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Buyer: Real Life Cleveland, LLC Real Life Cleveland, LLC

Property Address: 4283 W 210TH STREET, FAIRVIEW PARK, OH, 44126

DISCLOSURES

These Disclosures are accepted by Buyers for the Contract for Purchase of Property located at: 4283 W 210TH STREET, FAIRVIEW PARK, OH, 44126

LEAD-BASED PAINT DISCLOSURE

The Contract for Purchase is contingent upon a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards at Buyer's expense until 9 p.m. on the seventh (7th) calendar day after full execution of the Contract for Purchase. See the United States Environmental Protection Agency pamphlet entitled "Protect Your Family From Lead in Your Home" for more information. The lead-based paint that is in good condition is not necessarily a hazard. This contingency will terminate at the deadline noted above unless Buyer (or Buyer's agent) delivers to Seller (or Seller's agent) a written notice listing the specific existing deficiencies and corrections needed, along with a copy of the inspection and/or risk assessment report. Seller may, at Seller's option within 10 (ten) days after receipt of the notice of the specific existing deficiencies, elect in writing whether to correct the condition prior to the closing. If Seller elects to correct the condition, Seller shall furnish Buyer with a certification form from a risk assessor or inspector demonstrating that the condition has been remedied before the closing. If Seller does not elect to correct the condition, or if Seller makes a counter-offer, Buyer shall have 10 (ten) days from receipt to respond to said counter-offer or remove this contingency and buy the Property in "As-Is" condition; otherwise, the Contract for Purchase shall become void. Buyer may remove this contingency at any time without cause. Buyer acknowledges Buyer has received the Lead-Based Paint pamphlet.

CHINESE/DEFECTIVE DRYWALL

During the time period in which much of the United States was experiencing building material shortages, some homes were built or renovated using defective drywall imported from or manufactured in China. Defective drywall reportedly emits levels of sulfur, methane and/or other volatile organic compounds that cause corrosion of air conditioner and refrigerator coils, copper tubing, electrical wiring, computer wiring and other household items, as well as create noxious odors which may also pose health risks. Seller has made no inspection for, and has no knowledge of, the presence of Chinese/defective drywall affecting the Property, unless otherwise stated in the Contract for Purchase.

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"AS-IS" DISCLOSURE

Buyer is aware that Seller acquired the Property by way of foreclosure or deed-in-lieu of foreclosure, and that Seller is selling and Buyer is purchasing the Property in an "AS-IS" CONDITION WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Buyer acknowledges for Buyer, and for Buyer's successors, heirs and assigns, that Buyer has been given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of Buyer's choosing, and that in purchasing the Property, Buyer is not relying on Seller or its agents as to the condition of the Property and/or any improvements thereon, including, without limitation, mold, roof, foundation, soils, electrical, plumbing, heating, basement, mechanical systems, water or septic systems, geology, lot size or the existence of termites or other wood destroying insects, radon or hazardous substances, whether or not the Property is located in a flood zone or whether or not the Property conforms to local ordinance or regulations, including zoning or suitability of the Property, and/or in compliance with any city, county, state and/or federal statutes, regulations, Buyer is aware that Seller acquired the Property by way of foreclosure or deed-in-lieu of foreclosure, and that Seller is selling and Buyer is purchasing the Property in an "AS-IS" CONDITION WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Buyer acknowledges for Buyer, and for Buyer's successors, heirs and assigns, that Buyer has been given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of Buyer's choosing, and that in purchasing the Property, Buyer is not relying on Seller or its agents as to the condition of the Property and/or any improvements thereon, including, without limitation, mold, roof, foundation, soils, electrical, plumbing, heating, basement, mechanical systems, water or septic systems, geology, lot size or the existence of termites or other wood destroying insects, radon or hazardous substances, whether or not the Property is located in a flood zone or whether or not the Property conforms to local ordinance or regulations, including zoning or suitability of the Property, and/or in compliance with any city, county, state and/or federal statutes, regulations, codes, ordinances, or other laws. THE PROPERTY WAS ACCEPTED WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE AND IN AN "AS-IS" CONDITION BASED SOLELY ON BUYER'S OWN INSPECTION.

WARNING:

A winterization may have been performed at the Property. The sole purpose of a winterization is to prevent damage from freezing pipes. The winterization completed at the Property was a system shut-down only; the plumbing system was not tested for damage or leaks. This procedure is not a guaranty or warranty of any kind with respect to the HVAC, plumbing, or any other mechanical systems at the Property. The plumbing system should be de-winterized by a licensed contractor or plumber before the water is turned back on to assure that the system is operational.

MOLD DISCLOSURE AND RELEASE

Buyer is hereby advised that mold and/or other microscopic organisms may exist at the Property. Such microscopic organisms and/or mold may cause physical injuries, including, without limitation, allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems, young children and/or elderly persons. Buyer acknowledges and agrees to accept full responsibility and risk for any matters that may result from microscopic organisms and/or mold and to hold harmless, release and indemnify Seller and Seller's agents from any and all liability, recourse, or damages (financial or otherwise). Buyer hereby acknowledges this disclosure and release and is aware of the condition of the Property. This disclosure and release is executed voluntarily and with full knowledge of its significance. Seller and Seller's agents are not qualified to inspect the Property for mold or make recommendations or determinations concerning possible health or safety issues. The purpose of this disclosure and disclaimer is to put Buyer on notice to conduct Buyer's own due diligence regarding this matter using appropriate, qualified experts. This is a legal document and Buyer is advised to seek legal counsel prior to executing the same.

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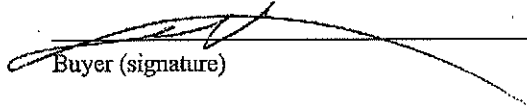
Buyer: Real Life Cleveland, LLC Real Life Cleveland, LLC

Property Address: 4283 W 210TH STREET, FAIRVIEW PARK, OH, 44126

These disclosures, and the Contract for Purchase must be signed and initialed by Buyer and returned to Seller within two (2) business days. If these documents are not returned within two (2) business days, or by 11/29/2017, Seller reserves the right to terminate this transaction for non-performance by Buyer.

Realite cleveland LLC

Buyer Name (printed) *Yaron Kandelker*
(Principle)

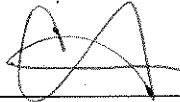

Buyer (signature)

Dated: *11-29-17*

Buyer Name (printed)

Buyer (signature)

Dated: _____



CATELYN DICKMAN
Authorized Signer

Seller (signature)

Sup
Seller Title (printed)

Wells Fargo Bank, N.A.

Dated: *12/5/17*



**PURCHASE AGREEMENT
OFFER, RECEIPT AND ACCEPTANCE**

1 **BUYER** The undersigned Realite Cleveland LLC offers to buy the

2 **PROPERTY** located at 4283 W 210th St.

3 City Fairview Park, Ohio, Zip 44126

4 Permanent Parcel No. 323-23-036, 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, privileges and easements, and all buildings and fixtures, including such of the following as are
8 now on the property: all electrical, heating, plumbing and bathroom fixtures; all window and door shades, blinds,
9 awnings, screens, storm windows, curtain and drapery fixtures; all landscaping, disposal, TV antenna, rotor and
10 control unit, smoke detectors, garage door opener(s) and _____ controls; all permanently attached carpeting.
11 The following items shall also remain: satellite dish; range and oven; microwave; kitchen refrigerator;
12 dishwasher; washer; dryer; radiator covers; window air conditioner; central air conditioning; gas
13 grill; fireplace tools; screen; glass doors and grate; all existing window treatments; ceiling fan(s);
14 wood burner stove inserts; gas logs; and water softener. Also included: _____

15 _____
16 NOT included: _____

17 _____

18 **SECONDARY OFFER** This is is not a secondary offer. This secondary offer, if applicable, will become a
19 primary offer upon BUYER's receipt of a signed copy of the release of the primary offer on or before
20 _____ (date). BUYER shall have the right to terminate this secondary offer at any time prior to
21 BUYER's receipt of said copy of the release of the primary offer by delivering written notice to the SELLER or the
22 SELLER's agent. BUYER shall deposit earnest money within four (4) days of becoming the primary offer.

23 **PRICE** BUYER shall pay the sum of \$ ~~65000~~ 70,000 *JK 11-29-17*

24 Payable as follows:
25 Earnest money paid to Broker will be deposited in a non-
26 interest bearing trust account and credited against
27 purchase price. \$ 1000

28 Check to be deposited immediately upon the
29 formation of a binding AGREEMENT, as defined
30 below on lines 231-238.

31 Note to be redeemed within four (4) days after
32 formation of a binding AGREEMENT, as defined
33 below on lines 231-238.

34 Cash to be deposited in escrow \$ ~~64000~~ 69,000 *JK 11-29-17*

35 Mortgage loan to be obtained by BUYER \$ 0.00

36 CONVENTIONAL, FHA, VA, OTHER CASH

37 _____
38 **FINANCING** BUYER shall make a written application for the above mortgage loan within _____ days
39 after acceptance and shall obtain a commitment for that loan on or about _____, if,
40 despite BUYER's good faith efforts, that commitment has not been obtained, then this AGREEMENT shall be null
41 and void. Upon signing of a mutual release by SELLER and BUYER, the earnest money deposit shall be returned
42 to the BUYER without any further liability of either party to the other or to Broker and their agents.

CD R/S/17
SELLER'S INITIALS AND DATE

JK 11-17-17
BUYER'S INITIALS AND DATE

43 NOTE: In the event of a dispute between SELLER and BUYER over the return or forfeiture of earnest money held
44 in escrow by a Broker, the Broker is required by state law to retain said funds in the Broker's trust or escrow
45 account until a written release from the parties consenting to its disposition has been obtained or until
46 disbursement is ordered by a court of competent jurisdiction.

47 **CLOSING** All funds and documents necessary for the completion of this transaction shall be placed in escrow
48 with the lending institution or escrow company on or before Dec. 8th or sooner 12/27/17, and title shall be
49 transferred on or about dear 8th or sooner 12/27/17. Y/K 11-29-17

50 **POSSESSION** SELLER shall deliver possession to BUYER on title transfer (date) at noon (time)
51 AM PM, provided the title has transferred. Subject to BUYER's rights, if any, the premises may be occupied
52 by the SELLER free for 0 () days. Additional NA days at a rate of
53 \$ 0 per day. Payment and collection of fees for use and occupancy after transfer of title are the
54 sole responsibility of SELLER and BUYER.

55 **TITLE** SELLER shall convey a marketable title to BUYER by general warranty deed and/or fiduciary deed, if
56 required, with dower rights released, free and clear of all liens and encumbrances whatsoever, except a) any
57 mortgage assumed by BUYER, b) such restrictions, conditions, easements (however created) and
58 encroachments as do not materially adversely affect the use or value of the property, c) zoning ordinances, if any,
59 and d) taxes and assessments, both general and special, not yet due and payable. SELLER shall furnish an
60 Owner's Fee Policy of Title Insurance from All Real Estate Solutions
61 (title company - if BUYER has a preference) in the amount of the purchase price with cost of the insuring
62 premium split equally between SELLER and BUYER. If the property is torrenized, SELLER shall furnish an
63 Owner's Duplicate Certificate of Title, and a United States Court Search and Tax Search. SELLER shall have
64 thirty (30) days after notice to remove title defects. If unable to do so, BUYER may either a) accept Title subject to
65 each defect without any reduction in the purchase price or b) terminate this AGREEMENT, in which case neither
66 BUYER, SELLER nor any REALTOR(S) shall have any further liability to each other, and both BUYER and
67 SELLER agree to sign a mutual release, whereupon the Broker shall return the earnest money to BUYER.

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

85
86 In the event the property shall be deemed subject to any agricultural tax recoupment (C.A.U.V.),
87 BUYER SELLER agrees to pay the amount of such recoupment.

88 **CHARGES/ESCROW INSTRUCTIONS** This AGREEMENT shall be used as escrow instructions subject to the
89 Escrow Agent's usual conditions of acceptance. SELLER shall pay the following costs through escrow: a) real
90 estate transfer tax, b) any amount required to discharge any mortgage, lien or incumbrance not assumed by
91 BUYER, c) title exam and one-half the cost of insuring premium for Owners Fee Policy of Title Insurance, d)
92 prorations due BUYER, e) Broker's commissions, f) one-half of the escrow and g)
93 other
94 (unless VA/FHA regulations prohibit payment of escrow fees by BUYER in which case SELLER shall pay the
95 entire escrow fee). SELLER shall pay directly all utility charges to the date of title transfer or date of possession,

96 whichever is later. The escrow agent shall withhold \$ 0.00 ^{JK 11-29-17} from the proceeds due SELLER for
 97 the SELLER's final water and sewer bills. Tenant security deposits, if any, shall be credited in escrow to the
 98 BUYER.

99 BUYER shall pay the following through escrow (unless prohibited by VA/FHA regulations): a) one-half of the
 100 escrow fee b) one-half the cost of insuring premiums for Owners Fee Policy of Title Insurance; c) all recording
 101 fees for the deed and any mortgage, and d) other _____

102 _____ BUYER shall secure new insurance on the property.

103 BUYER acknowledges the availability of a LIMITED HOME WARRANTY PROGRAM with a deductible paid by
 104 BUYER which will will not be provided at a cost of \$ _____ charged to SELLER BUYER from
 105 escrow at closing. SELLER and BUYER acknowledge that this LIMITED HOME WARRANTY PROGRAM will not
 106 cover any pre-existing defects in the property. Broker may receive a fee from the home warranty provider.

107 The SELLER(s) hereby authorize and instruct the escrow agent to send a copy of their fully signed HUD1
 108 Settlement Statement to the Brokers listed on this AGREEMENT promptly after closing.

109 The BUYER(s) hereby authorize and instruct the escrow agent to send a copy of their fully signed HUD1
 110 Settlement Statement to the Brokers listed on this AGREEMENT promptly after closing.

111 **INSPECTION** This AGREEMENT shall be subject to the following inspection(s) by a qualified inspector of
 112 BUYER's choice within the specified number of days from formation of binding AGREEMENT. BUYER assumes
 113 sole responsibility to select and retain a qualified inspector for each requested inspection and releases Broker of
 114 any and all liability regarding the selection or retention of the inspector(s). If BUYER does not elect inspections,
 115 BUYER acknowledges that BUYER is acting against the advice of BUYER's agent and broker. BUYER
 116 understands that all real property and improvements may contain defects and conditions that are not readily
 117 apparent and which may affect a property's use or value. BUYER and SELLER agree that the REALTORS[®] and
 118 agents do not guarantee and in no way assume responsibility for the property's condition. BUYER acknowledges
 119 that it is BUYER's own duty to exercise reasonable care to inspect and make diligent inquiry of the SELLER or
 120 BUYER's inspectors regarding the condition and systems of the property.

121 INSPECTIONS REQUIRED BY ANY STATE, COUNTY, LOCAL GOVERNMENT OR FHA/VA DO NOT
 122 NECESSARILY ELIMINATE THE NEED FOR THE INSPECTIONS LISTED BELOW.

123 **WAIVER** ^{XJK} (Initials) BUYER elects to waive each professional inspection to which BUYER has
 124 not indicated "YES." Any failure by BUYER to perform any inspection indicated "YES" herein is a waiver of such
 125 inspection and shall be deemed absolute acceptance of the Property by BUYER in its "AS IS" condition.

Choice		Inspection	Expense	
Yes	No		BUYER's	SELLER's
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	^{JK 11-29-17} GENERAL HOME 15 days from formation of AGREEMENT	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	SEPTIC SYSTEM _____ days from formation of AGREEMENT	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	WATER POTABILITY _____ days from formation of AGREEMENT	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	WELL FLOW RATE _____ days from formation of AGREEMENT	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	RADON _____ days from formation of AGREEMENT	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	OTHER _____ days from formation of AGREEMENT	<input type="checkbox"/>	<input type="checkbox"/>

135 After each inspection requested, BUYER shall have three (3) days to elect one of the following: a) Remove the
 136 inspection contingency and accept the property in its "AS IS" PRESENT PHYSICAL CONDITION; or b) Accept
 137 the property subject to SELLER agreeing to have specific items, that were either previously disclosed in writing by
 138 the SELLER or identified in a written inspection report, repaired by a qualified contractor in a professional manner
 139 at SELLER's expense; or c) Terminate this AGREEMENT if written inspection report(s) identify material latent
 140 defects NOT previously disclosed in writing by the SELLER and any cooperating real estate Broker.

141 If the property is accepted in its "AS IS" PRESENT PHYSICAL CONDITION, BUYER agrees to sign an
 142 Amendment To Purchase AGREEMENT removing the inspection contingency and this AGREEMENT will proceed

Approved by CABOR, LACAR, LCAR, QACAR, Medina BOR and the Cuyahoga County Bar Association
 Revised May 1, 2000
 Page 3 of 6

SELLER'S INITIALS AND DATE JK 11-29-17
 BUYER'S INITIALS AND DATE _____
 © Form 100

143 in full force and effect. If the property is accepted subject to the SELLER repairing specific defects, BUYER shall
144 provide to SELLER a copy of the inspection report(s) and sign an Amendment To Purchase Agreement removing
145 the inspection contingency and identifying the defects which are to be repaired. SELLER and BUYER shall have
146 three (3) days from SELLER's receipt of the written list of defects and the inspection report(s) to agree in writing
147 which defects, if any, will be corrected at SELLER's expense. If a written AGREEMENT is not signed by SELLER
148 and BUYER within those three (3) days, this AGREEMENT is null and void and SELLER and BUYER agree to
149 sign a mutual release. If the BUYER elects to terminate this AGREEMENT based upon newly discovered material
150 latent defects in the property, BUYER shall provide a copy of the written inspection report to the SELLER and
151 both parties agree to promptly sign a mutual release. Upon signing of a mutual release by SELLER and BUYER,
152 the earnest money deposit shall be returned to the BUYER without any further liability of either party to the other
153 or to Broker(s).

154 The BUYER and SELLER can mutually agree IN WRITING to extend the dates for inspections, repairs, or to
155 exercise their right to terminate the AGREEMENT. SELLER agrees to provide reasonable access to the property
156 for BUYER to review and approve any conditions corrected by SELLER.

157 Yes No
158 **PEST/WOOD DESTROYING INSECTS** An inspection of all structures on said premises shall be
159 made by a licensed inspection or exterminating agency of BUYER's or SELLER's choice at BUYER's
160 SELLER's expense and such agency's written report shall be made available to the BUYER before closing. If
161 such report shows existing infestation or damage by pests, termites or wood destroying insects, treatment of the
162 condition shall be made by a licensed exterminating agency which shall furnish a certificate of guarantee for a
163 period of at least one year in the case of termites and a certificate of guarantee for a period of at least 60 days in
164 the case of wood destroying insects. ALL REPAIRS AND TREATMENT COSTS SHALL BE PAID BY THE BUYER
165 OR SELLER (unless FHAVA regulations prohibit payment of inspection by BUYER, in which case SELLER
166 shall pay the cost.) This AGREEMENT may be voided by the party paying for the repair, if it exceeds \$500.00.

167 Yes No
168 **LEAD BASED PAINT** BUYER shall have the right to have a risk assessment or inspection of the
169 property by a qualified inspector, for the presence of lead-based paint and/or lead based paint hazards at
170 BUYER's expense within ten (10) days after formation of a binding AGREEMENT. (Intact lead-based paint that is
171 in good condition is not necessarily a hazard. See EPA pamphlet "Protect Your Family From Lead In Your Home"
172 for more information.) In the event existing deficiencies or corrections are identified by the inspector in their
173 written report, BUYER shall have the right to terminate the AGREEMENT or request that the SELLER repair the
174 specific existing deficiencies noted on the written inspection report. In that event, BUYER agrees to immediately
175 provide the specific existing deficiencies noted on the written inspection report. In that event, BUYER agrees to
176 immediately provide SELLER with a copy of the written inspection and/or risk assessment report. Upon receipt of
177 the inspection report and BUYER's request of repairs, SELLER will have the option to either agree to correct the
178 deficiencies identified in the inspector's written report or decline to do any repairs. If SELLER elects to correct the
179 deficiencies, SELLER agrees to provide to BUYER prior to Title Transfer with a certificate from a qualified risk
180 assessor or inspector demonstrating that the deficiencies have been remedied. If the SELLER declines to correct
181 the deficiencies, BUYER may elect to terminate the AGREEMENT or accept the property in its "AS IS" condition.
182 BUYER may remove this right of inspection at any time without SELLER's consent.

183 BUYER HAS YH (BUYER's initials) received a copy of the EPA pamphlet entitled "PROTECT
184 YOUR FAMILY FROM LEAD IN YOUR HOME" and a copy of the "DISCLOSURE ON LEAD-BASED PAINT
185 AND/OR LEAD-BASED PAINT HAZARDS."

186 BUYER HAS NOT _____ (BUYER's initials) received a copy of the EPA pamphlet entitled
187 "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME" and a copy of the "DISCLOSURE ON LEAD-BASED
188 PAINT AND/OR LEAD-BASED PAINT HAZARDS (disclosure form)." This offer is subject to the SELLER
189 completing the disclosure form and BUYER's review and approval of the information contained on the disclosure
190 form within _____ days from receipt.

191 **MEGAN'S LAW** SELLER warrants that SELLER has disclosed to BUYER all notices received pursuant to Ohio's
192 sex offender law. The BUYER acknowledges that the information disclosed may no longer be accurate and
193 agrees to inquire with the local sheriff's office. BUYER agrees to assume the responsibility to check with the local
194 sheriff's office for additional information. BUYER will rely on BUYER's own inquiry with the local sheriff's office as
195 to registered sex offenders in the area and will not rely on SELLER or any real estate agent involved in the
196 transaction.

244 Real life cleveland LLC 21380 Lorain Rd Fairview Park, OH
245 (BUYER) (ADDRESS AND ZIP CODE) 44126

246 Radon Kandelke (PHONE NO.) 11-17-77
247 (BUYER) (DATE)

248 **DEPOSIT RECEIPT** Receipt is hereby acknowledged, of \$ 1000 check note, earnest money,
249 subject to terms of the above offer.

250 By: Christopher Kaylor Office: REALTY TRUST SERVICES Phone: 3308401073

251 **ACCEPTANCE** SELLER accepts the above offer and irrevocably instructs the escrow agent to pay from
252 SELLER's escrow funds a commission of Per MLS percent (2.5 %)
253 of the purchase price to REALTY TRUST SERVICES (Broker)
254 29550 Detroit Road Suite 102 Westlake OH 44145 (Address)
255 and PER LISTING percent (%) of the
256 purchase price to PER LISTING (Broker)
257 (Address)
258 as the sole procuring agents in this transaction.

259 
260 (SELLER) (ADDRESS AND ZIP CODE)

261 CATELYN DICKMAN 12/5/17
262 (PRINT SELLER'S NAME) (PHONE NO.) (DATE)

263 (SELLER) (ADDRESS AND ZIP CODE)

265 (PRINT SELLER'S NAME) (PHONE NO.) (DATE)

267 The following information is provided solely for the Multiple Listing Services' use and will be completed by the
268 Brokers or their agents and is not part of the terms of the Purchase AGREEMENT.

Multiple Listing Information	
270 <u>Jeffery A. Burke</u>	<u>316783</u>
271 (Listing agent name)	(Listing agent license #)
272 <u>On Target Realty Inc.</u>	<u>2622</u>
273 (Listing broker name)	(Listing broker office #)
274 <u>Christopher Kaylor</u>	<u>2011003065</u>
275 (Selling agent name)	(Selling agent license #)
276 <u>Realty Trust Services</u>	<u>9165</u>
277 (Selling broker name)	(Selling broker office #)



**Realty Trust
Services**



CONSUMER GUIDE TO AGENCY RELATIONSHIPS

We are pleased you have selected **Realty Trust Services** to help you with your real estate needs. Whether you are selling, buying or leasing real estate, **Realty Trust Services** can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services that agents can offer and their options for working with you:

Representing the Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "subagency" to other brokerages, which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction.

Dual Agency

Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client, or disclose any personal or confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

For more information on agency law in Ohio, contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or online at www.com.ohio.gov/real.

Working With Realty Trust Services

Realty Trust Services does offer representation to both buyers and sellers. Therefore, the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs, each agent will represent their own client, but **Realty Trust Services** and its managers will act as a dual agent. This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. **Realty Trust Services** will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

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)

Signature

Date

11-15-07

CATELYN DICKMAN

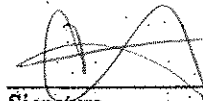
Authorized Signer

Name

(Please Print)

Signature

Date



12/5/17



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: 4283 W 210th St. Fairview Park Ohio 44126

Buyer(s): Realife Cleveland LLC

Seller(s): Wells Fargo Bank NA

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by Christopher Kaylor AGENT(S), and Realty Trust Services BROKERAGE

The seller will be represented by Jeffery A. Burke AGENT(S), and On Target Realty Inc. 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.

Realife Cleveland LLC
BUYER/TENANT DATE

11-17-17
DATE

[Signature]
SELLER/LANDLORD DATE

12/15/17
DATE

BUYER/TENANT

DATE

SELLER/LANDLORD

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



Buyer's Initials:

JA 11-17-17

Seller's Initials:

W []



STATE OF OHIO
DEPARTMENT OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials JL Date 8/16/17
Owner's Initials _____ Date _____

Purchaser's Initials YK Date 11-17-
Purchaser's Initials _____ Date _____



2013

STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301.5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 4283 W 210th St, Fairview Park, OH 44126

Owners Name(s): Wells Fargo Bank, NA

Date: 8/16, 2017

Owner is not occupying the property. If owner is occupying the property, since what date: If owner is not occupying the property, since what date: never.

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- Public Water Service, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? Yes No

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- Public Sewer, Private Sewer, Septic Tank, Leach Field, Aeration Tank, Filtration Bed, Unknown, Other

If not a public or private sewer, date of last inspection: Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? Yes No

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? Yes No

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? Yes No

Owner's Initials Date

Purchaser's Initials Date

Property Address _____

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding, moisture seepage, moisture condensation, ice damming, sewer overflow/backlog, or leaking pipes, plumbing fixtures, or appliances? Yes No
If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? Yes No
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?
 Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any previous or current fire or smoke damage to the property? Yes No
If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials JK Date 8/10/17
Owner's Initials _____ Date _____

Purchaser's Initials JK Date 11/17
Purchaser's Initials _____ Date _____

Property Address _____

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No
If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA: Yes No Unknown
Is the property located in a designated flood plain?
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No
If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No
If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No
If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No
If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No
If "Yes", please describe (amount): _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property? Yes No Yes No
1) Boundary Agreement 4) Shared Driveway
2) Boundary Dispute 5) Party Walls
3) Recent Boundary Change 6) Encroachments From or on Adjacent Property
If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property: _____

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials JA Date 2/16/17
Owner's Initials _____ Date _____

Purchaser's Initials YK Date 11-17
Purchaser's Initials _____ Date _____

Property Address 4283 W 210th St. Fairview Park OH 44126

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Wells Fargo Bank NA DATE: 8/14/17
OWNER: _____ DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.
PURCHASER: Realife Cleveland DATE: 11-17-17
PURCHASER: _____ DATE: 11-17-17

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Property Address: 4283 W 210th St, Fairview Park OH 44126

Lead Warning Statement

Every buyer 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 of 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.

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

Buyer's Acknowledgment (Initial)

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

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

(i) 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; or

(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 (Initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) 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.

Realite Cleveland LLC
BUYER _____ Date _____

Jennifer Leon
SELLER _____ Date 8/16/17
Auth Signer

11-17-17
BUYER _____ Date _____

SELLER _____ Date _____

Jeffrey A. Burke
AGENT _____ Date _____

11/17/17
AGENT _____ Date _____

MULTIPLE OFFER DISCLOSURE

Current Date: 11-17-17 Re: _____
Buyer's Name: Realife Cleveland LLC

If you fail to execute and return this document, we will not consider your offer.

Dear Buyer:

We are involved in a multiple offer situation on the above property.

Premiere Asset Services ("PAS") will entertain and consider all offers in the following manner:

1. All offers must be in writing; no verbal offers will be accepted.
2. The Listing Agent must receive your written best and final offer no later than the close of business _____. Delivery of such offer may be via facsimile.
3. The Listing Agent will facsimile all such best and final offers to my attention no later than the close of business the following day.
4. The following terms and conditions shall be applicable to you and to any offer you wish to submit:
 - a. PAS shall have sole and absolute discretion to accept or reject any offer received. PAS is not required to accept any particular offer, regardless of its terms. PAS has the absolute right and discretion to reject all offers.
 - b. Subsequent to the receipt of offers, PAS shall have the absolute right to deal directly with any broker and/or one or more offerors to further negotiate the terms and conditions of any offer. In so doing PAS shall have no obligation to negotiate or communicate with each and every other offeror or with any of them.
 - c. In accepting an offer, PAS shall make its decision solely on such lawful factors and criteria as it, in its sole judgment, deems appropriate under the circumstances. Price is but one factor to be considered.
 - d. Under no circumstances shall verbal communications between an offeror and PAS or any agent or broker constitute or create an obligation on the part of PAS to sell a property to anyone under any terms.
 - e. The acceptance of an offer shall be conditioned upon the subsequent execution by Buyer and Seller of a written contract of sale setting forth terms satisfactory to PAS. PAS shall have no obligation to sell the property unless and until such written contract is fully executed.

Please sign below to acknowledge your understanding and acceptance of this process and return this form to _____ no later than the time designated above for the transmittal of offers. Failure to transmit such acceptance may prevent us, at our discretion, from considering any offer you may wish to submit.

UNDERSTOOD AND AGREED:

, Buyer

If you fail to execute and return this document, we will not consider your offer.