



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: 6239 Winter Foe Trail Lorain, Ohio 44053

Buyer(s): John Shand Greg Shand

Seller(s): Ivan Zagar Petra Zagar

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by Dave Shaarda AGENT(S), and Century 21 DeAnna Realty BROKERAGE.

The seller will be represented by Tim Debronsky AGENT(S), and Realty Trust Services 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.

John Shand
BUYER/TENANT
dotloop verified
02/07/18 7:35PM EST
A8WG-TPN2-JFZP-OJQ5
DATE

Greg Shand
BUYER/TENANT
dotloop verified
02/07/18 7:37PM EST
Z2BM-KN02-DSW7-CWAD
DATE

Ivan Zagar
SELLER/LANDLORD
dotloop verified
02/08/18 10:20AM EST
CFGW-77QW-JPT2-ZX3D
DATE

Petra Zagar
SELLER/LANDLORD
dotloop verified
02/08/18 10:18AM EST
BD23-OOEY-UBT4-VHHJ
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



CENTURY 21 DEANNA REALTY

125 Hilliard Rd. Elyria, Ohio 44035

Phone (440) 731-8070

Fax (440) 281-8477

PURCHASE AGREEMENT OFFER, RECEIPT AND ACCEPTANCE

PURCHASE: The undersigned John Shand, Greg Shand offers to purchase the

PROPERTY: located at 6239 Winter Foe Trail City Lorain

Ohio, Zip 44053 . Permanent Parcel No. 05-00-100-000-024 and further

described as being a condominium cluster home single family vacant land mobile home with
with Patio, Storage Shed/Outbuilding

The property, which PURCHASER accepts in its "AS IS" CONDITION, shall include the land and all appurtenant rights, privileges and easements, and all buildings and fixtures, including such of the following as are now on the property: all electrical, heating, plumbing, bathroom and kitchen fixtures, all door and window blinds, shades, awnings, screens, storm windows, curtain and drapery fixtures; all landscaping, disposal, TV antenna, rotor and control unit; smoke detectors, garage door opener and _____ controls; all permanently attached carpeting. The following items shall also remain: range and oven; refrigerator; dishwasher; microwave; washer; dryer; gas grill; ceiling fan(s); window air conditioner; central air conditioning; all existing window treatments; wood or gas fireplace inserts; water softener; satellite dish; Also included:

Seller to credit in escrow at closing 4% towards purchasers closing costs, prepaids, and or fees.

Not Included: _____

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

PRICE/TERMS: PURCHASER agrees to pay the owner of the property the sum of.....\$218,750

Payable as follows:

Earnest money to be deposited into the Ohio First Land Title non-interest bearing Trust Account after Acceptance and credited against purchase price upon closing:

check cash \$ 500

Cash to be deposited into escrow \$ 0

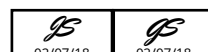
Mortgage loan to be obtained by PURCHASER \$ Balance

CONVENTIONAL FHA VA OTHER

FINANCING: PURCHASER shall make a written application for the above said mortgage loan within 7 days after acceptance and shall obtain a commitment for that loan on or about 04/06/2018. If said application is disapproved despite PURCHASER's good faith efforts, this agreement shall become null and void. PURCHASER and SELLER hereby agree to sign a mutual release authorizing Century 21 DeAnna Realty to return the earnest money deposit to PURCHASER without further liability of either party to the other or to the Broker and their agents involved.


02/08/18 02/08/18

Seller's Initials / Date


02/07/18 02/07/18

Purchaser's Initials / Date

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

TITLE: SELLER shall provide a warranty deed and/or fiduciary deed, if required, conveying to PURCHASER a marketable title to the property, with dower rights, if any, released, free and clear of all liens and encumbrances whatsoever, except; (1) any mortgage assumed by PURCHASER ; (2) restrictions, reservations, easements of records, covenants and conditions of record, easement of necessity, and encroachments which do not materially and adversely affect the use or value of the Property; (3) zoning ordinances and public highways; and (4) taxes and assessments, both general and special, not yet due and payable. SELLER shall furnish an Owner's Fee Policy in the amount of the purchase price from Ohio First Land Title _____ title company (if buyer has a preference). SELLER, or if applicable, PURCHASER, shall deposit in escrow, any point-of-sale certificate or occupancy permits as required by law. If no point-of-sale inspection is required, SELLER warrants that SELLER has received no notice of any building or housing code violation. If a defect appears in title, SELLER shall have 30 days after notice to remove such defect. If unable to do so, PURCHASER may either a) accept Title subject to each defect without any reduction in the purchase price or b) terminate this AGREEMENT, in which case neither PURCHASER, SELLER, nor any Agent, shall have any further liability to each other, and both PURCHASER and SELLER agree to sign a mutual release, whereupon the Broker shall return the earnest money to PURCHASER.

CLOSING: All funds and documents necessary for completion of this transaction shall be placed in escrow with the escrow agent of PURCHASER's choice on or before 04/06/2018 _____ . Title shall transfer on 04/06/2018 _____ .

POSSESSION: SELLER shall deliver possession to PURCHASER on or before 04/06/2018 _____ (date) at 5:00 _____ (time) A.M. P.M., provided the title has transferred. Subject to PURCHASER'S rights, if any, the premises may be occupied by the SELLER free for N/A _____ (N/A) days. Additional N/A _____ days at a rate of \$ N/A _____ per day. Payment and collection of fees for use and occupancy after transfer of title are the sole responsibility of SELLER and PURCHASER.

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

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

02/08/18	02/08/18

10:20AM EST 10:18AM EST
Seller's Initials / Date

02/07/18	02/07/18

7:35PM EST 7:37PM EST
Purchaser's Initials / Date

ESCROW/CHARGES: This AGREEMENT will be used as escrow instructions. SELLER shall pay the following cost through escrow (a) real estate transfer tax, (b) title examination, (c) prorations due PURCHASER, (d) one-half (1/2) the escrow fee, (e) one-half (1/2) the cost of an Owner's Fee Policy of Title Insurance, (f) SELLER shall pay all utility charges to date of title transfer or date of possession, whichever is later, (g) the cost to discharge any lien or mortgage against the property, (h) the cost of repair of any gas leak found between the street and the foundation at the time of transfer of utilities. The escrow agent shall withhold the sum of \$200 from the proceeds due the SELLER to secure payment of SELLER's final water and sewer bills. Notwithstanding the foregoing, any cost in the handling and closing of PURCHASER's loan charged by the mortgagee, title company and/or escrow agent, which are not allowed to be charged to PURCHASER, pursuant to the rules and regulations of Veteran's Administration, the Federal Housing Administration or the PURCHASER's lending institution, shall be charged to SELLER. Tenant security deposits, if any, shall be credited in escrow to PURCHASER. PURCHASER shall pay (a) one-half (1/2) the escrow fee (b) all recording fees for the deed and any mortgage placed on Property (c) one-half (1/2) the cost of an Owner's Fee Policy of Title Insurance and (d) any cost incidental to obtaining financing which the PURCHASER has elected to procure. PURCHASER shall secure new insurance on the property. PURCHASER acknowledges that availability of a LIMITED HOME WARRANTY PROGRAM with a deductible paid by PURCHASER which will will not be provided at a cost of \$395 charged to SELLER PURCHASER from escrow at closing. SELLER and PURCHASER acknowledge that this LIMITED HOME WARRANTY PROGRAM will not cover any pre-existing defects in the property. Broker may receive a fee from the home warranty provider.

SELLER(s) hereby authorize and instruct the escrow agent to send a copy of their fully signed Closing Disclosure to the Brokers listed on this Agreement promptly after closing.

PURCHASER(s) hereby authorize and instruct the escrow agent to send a copy of their fully signed Closing Disclosure to the Brokers listed on this Agreement promptly after closing.

INSPECTIONS:



A. Inspection Contingencies: PURCHASER shall have 7 business days after acceptance of this Agreement to have all inspections indicated below completed by inspector of PURCHASER's choice. It is recommended that inspections be completed by a certified inspector. If PURCHASER is not satisfied with the results of said inspections, the PURCHASER shall notify the SELLER in writing within three (3) days after said inspection, specifying the unsatisfactory conditions and what is necessary to correct the condition(s) as stated in the notification, then this Agreement shall remain in full force and effect. If SELLER does not so elect, then PURCHASER shall have the option to waive such conditions and accept the property in its "AS IS" CONDITION or terminate this Agreement in accordance with the provisions of paragraph (C) below.



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

B. Indicate YES or NO for each inspection to be completed:



- 1. General Home Inspection..... Yes No
- 2. Septic System Inspection..... Yes No
- 3. Potability Inspection..... Yes No
- 4. Well Water Flow Rate..... Yes No
- 5. Radon..... Yes No
- 6. Other..... Yes No

C. Termination and Release: If SELLER does not elect to correct the unsatisfactory condition(s) and PURCHASER does not elect to waive such conditions(s), then this AGREEMENT shall be null and void, and neither PURCHASER, SELLER nor any Brokers involved in this transaction shall have any further liability or obligation to each other and SELLER and PURCHASER further agree to sign a mutual release, whereupon the earnest money deposit made hereunder shall be returned to PURCHASER. If the property is accepted in it "AS IS" CONDITION, PURCHASER agrees to sign an Amendment to Purchase Agreement removing the inspection contingency and this AGREEMENT will proceed in full force and effect. The PURCHASER and SELLER can mutually agree **IN WRITING** to extend the dates for inspections, repairs, or to exercise their right to terminate the Agreement. SELLER agrees to provide reasonable access to the property for PURCHASER to review and approve any conditions corrected by SELLER.

 
02/08/18 02/08/18
10:20AM EST 10:18AM EST
Seller's Initials / Date

 
02/07/18 02/07/18
7:25PM EST 7:27PM EST
Purchaser's Initials / Date

D. Waiver: PURCHASER elects to waive each professional inspection indicated "No" in (B), Page 3. Any failure by PURCHASER to have completed or have disapproved in writing any inspection indicated "Yes" in (B), Page 3, shall also be deemed a waiver of such inspection.



 
02/07/18 02/07/18
7:37PM EST 7:35PM EST

(PURCHASER'S INITIALS)

Yes No **PEST/WOOD DESTROYING INSECTS:** An inspection of all structures on said premises by a licensed inspection or exterminating agency of PURCHASER's or SELLER's choice at PURCHASER's SELLER's expense and such agency's written report made available to the PURCHASER before closing. If such report shows existing infestation or damage by pests, termites or wood destroying insects, treatment of the condition shall be made by a licensed exterminating agency which shall furnish a certificate of guarantee for a 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 the case of wood destroying insects. ALL REPAIRS AND TREATMENT COSTS SHALL BE PAID BY THE PURCHASER OR SELLER (unless FHA/VA regulations prohibit payment of inspection by PURCHASER, in which case SELLER shall pay the cost.) This Agreement may be voided by the party paying for the repair, if it exceeds \$500.00.



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

PURCHASER HAS received a copy of the EPA pamphlet entitled "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME" and a copy of the "DISCLOSURE ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS."

 
02/07/18 02/07/18
7:35PM EST 7:37PM EST

(PURCHASER's Initials)

PURCHASER HAS NOT received a copy of the EPA pamphlet entitled "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME" and a copy of the "DISCLOSURE ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS."

(PURCHASER's Initials)

This offer is subject to the SELLER completing the disclosure form and PURCHASER's review and approval of the information contained on the disclosure from within _____ days from receipt.

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

CONDITION OF PROPERTY: PURCHASER has examined the property and agrees that the property is being purchased in its "AS IS" CONDITION including any defects disclosed by SELLER on the State of Ohio Residential Property Disclosure Form or identified by any inspections requested by either party. SELLER agrees to notify PURCHASER in writing of any additional disclosure items that arise between the date of acceptance and the date of recording the deed. PURCHASER has not relied upon any representations, warranties or statements about the property (including but not limited to its condition or use) unless otherwise disclosed on this AGREEMENT or on the Residential Property Disclosure Form.

DAMAGE: In any event the building or other improvements are destroyed or damaged in excess of ten percent (10%) of the Purchase Price by fire or other hazards prior to the transfer of title, PURCHASER shall have the option of completing this transaction or terminating it and receiving the return of all deposits made hereunder. Risk of loss shall be borne by SELLER until transfer of title. If destruction or damage is less than ten percent (10%) of the Purchase Price, SELLER shall restore the Property to its prior condition and complete the sale and transfer of Property.

 
02/08/18 02/08/18
7:35PM EST 7:35PM EST

Seller's Initials / Date

 
02/07/18 02/07/18
7:35PM EST 7:35PM EST

Purchaser's Initials / Date

PURCHASER HAS HAS NOT received a copy of the Residential Property Disclosure Form signed by SELLER on 02/05/2018 (date) prior to writing this offer. SELLER agrees to comply with any and all local governmental point of sale laws and/or ordinances. SELLER will promptly provide PURCHASER with copies of any notices received from governmental agencies to inspect or correct any current building code or health violation(s). If applicable, PURCHASER and SELLER shall have Five (5) days after receipt by PURCHASER of all notices to agree in writing which party will be responsible for the correction of any building code or health violation(s). In the event PURCHASER and SELLER cannot agree in writing within the above-referenced time frame, this AGREEMENT can be declared null and void by either party.

REPRESENTATION AND DISCLAIMERS: PURCHASER acknowledges that the SELLER completed the Residential Property Disclosure Form and agrees to hold the Broker and its agents harmless from any misstatements or errors made by the SELLER on the form. PURCHASER also acknowledges and agrees that the Broker and its agents have no obligation to verify or investigate the information provided by the SELLER on that form. PURCHASER hereby acknowledges that any representation by SELLER or the real estate agent(s) regarding the square footage of the rooms, structures, or lot dimensions, homeowner's fees, public and private assessments, utility bills, taxes and special assessments are approximate and not guaranteed. Please list any and all verbal representations made by Broker or its agents that you relied upon when purchasing this property (if none, write "none").

None

BINDING AGREEMENT: Upon written acceptance, this offer and any addendums listed above shall become a LEGALLY BINDING AGREEMENT UPON PURCHASER AND SELLER their heirs, executors, administrators, and assigns and shall represent the entire understanding of the parties regarding his transaction. All counter-offers, amendments, changes or deletions to this AGREEMENT shall be in writing and signed by both PURCHASER and SELLER. This AGREEMENT shall be used as escrow instructions subject to the Escrow Agent's usual conditions of acceptance. For purposes of this AGREEMENT, "days" shall be defined as calendar days. **This AGREEMENT is a legally binding contract. If you have any questions of law, consult your attorney.**

ADDENDA: The additional terms and conditions in the attached Addenda Agency Disclosure Form Residential Property Disclosure Form VA FHA FHA Home Inspection Condo House Sale Contingency Addendum House Sale Concurrency Addendum Other _____ are made a part of this AGREEMENT.

John Shand dotloop verified 02/07/18 7:35PM EST AC1X-IZYY-CSB9-8MDI
(PURCHASER'S SIGNATURE) (DATE)

(ADDRESS) (CITY, STATE, ZIP) (PHONE)

Greg Shand dotloop verified 02/07/18 7:37PM EST KTDB-QREX-0U97-ZOKP
(PURCHASER'S SIGNATURE) (DATE)

(ADDRESS) (CITY, STATE, ZIP) (PHONE)

DEPOSIT RECEIPT: Receipt is hereby acknowledged of \$500 Check, earnest money subject to the terms of this offer. CENTURY 21 DEANNA REALTY AGENT: _____ Date: _____

JS JS
02/08/18 02/08/18
10:20AM EST 10:21AM EST
Seller's Initials / Date

JS JS
02/07/18 02/07/18
7:35PM EST 7:37PM EST
Purchaser's Initials / Date

ACCEPTANCE: SELLER accepts the above offer and irrevocably instructs the escrow agent to pay from SELLER's escrow funds a commission of _____ percent (3/1.5 %) of the Purchase Price to

_____ Century 21 DeAnna Realty _____ (Broker)

_____ 125 Hilliard Road Elyria, Ohio 44035 _____ (Address)

and _____ percent (_____ %) of the Purchase Price to

_____ (Broker)

_____ (Address)

as the sole procuring agents in this transaction.

Juan Zagor _____ dotloop verified 02/08/18 10:20AM EST JBCD-WT8P-6TTW-MVLP
(SELLER'S SIGNATURE) _____ (DATE)

(PRINTED SELLER NAME)

(ADDRESS) _____ (CITY, STATE, ZIP) _____ (PHONE)

Petra Zagor _____ dotloop verified 02/08/18 10:18AM EST 7JKE-WI00-63CU-3AK6
(SELLER'S SIGNATURE) _____ (DATE)

(PRINTED SELLER NAME)

(ADDRESS) _____ (CITY, STATE, ZIP) _____ (PHONE)

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

Multiple Listing Information	
<u>Tim Debronsky</u> (Listing Agent Name)	<u>2012003122</u> (Listing Agent License #)
<u>Realty Trust Services</u> (Listing Broker Name)	<u>9165</u> (Listing Broker Office #)
<u>Dave Shaarda</u> (Selling Agent Name)	<u>2107005268</u> (Selling Agent License #)
<u>Century 21 DeAnna Realty</u> (Selling Broker Name)	<u>20067</u> (Selling Broker Office #)