

Instructions to Escrow Agent

Date: 10/16/2018 Property Address: 1950 52nd st, Cleveland, OH 44102
 To: Nova Title Agency Inc. (Escrow Company) Attn: Tiffany Asente
 From: Tim Debronsky (Broker) Buyer: Karl Federmann
 Fax: _____ Seller: Prospercle LLC
 E-Mail: timdebronsky@gmail.com

You have been designated as the closing agent in the above transaction. In connection therewith we are furnishing the following information and instructions. For Buyer/Seller/Broker contact information refer to the Purchase Agreement.

Earnest Money:

- 1) The \$ _____ stipulated on the Purchase Agreement has been deposited in our trust account and may be deducted from the commission due: _____ upon title transfer.
- 2) The Listing/Selling Broker: _____ has the earnest money deposit of \$ _____
- 3) The Title Company Nova Title has the earnest money deposit of \$ 500.00
- 4) Other: _____

Home Warranty:

A Homeowner's Warranty from _____ is being issued for this property.

It is being paid for by the: Buyer Seller Other in the amount of \$ _____.

Buyer's Brokerage Commission:

You are instructed to charge the Buyer a Buyers Brokerage Commission of \$ _____ to be paid to _____

Other: If checked, see Exhibit A for additional instructions.

Commission Due: _____

| | |
|---|----------|
| Commission Due per the Purchase Agreement/Listing Agreement/addenda | \$ _____ |
| Plus Buyer's Brokerage Commission paid to _____ | \$ _____ |
| Less Earnest Money on deposit with _____ | \$ _____ |
| Less Home Warranty fee paid by _____ | \$ _____ |
| Less _____ | \$ _____ |
| Total amount due _____ | \$ _____ |

Commission Due Co-Broker

Commission due Realty Trust Services per Purchase Agreement \$ 2,097.00

Disbursements which alter or modify these instructions without prior written approval of the Broker or Office Manager shall not be deemed the correct payment to Realty Trust Services Tim Debronsky and any balance due shall be the sole financial responsibility of you as the Escrow Agent.

If there are any conflicts between this letter (Instructions to Escrow Agent), the Purchase Agreement and/or attached addenda to the Purchase Agreement please contact: Tim Debronsky at 440-281-4747 (Prior to Title Transfer).

Please forward a copy of the HUD for review before closing to timdebronsky@gmail.com or

e-mail to timdebronsky@gmail.com Attn: _____

Upon closing, please forward the closing statement and check to: Realty Trust Services 29550 Detroit Rd. Suite #300 Westlake, OH 44145

| | |
|----------------------|---|
| <i>Tim Debronsky</i> | dotloop verified 10/16/18 2:18 PM EDT GGIT-GSGG-L5JV-YKJN |
| Signature and Title | Date |

Please print and sign your name below with file # and return to _____ (fax number) _____ (e-mail)
This will show as confirmation that instructions have been received.

Tiffany Asente
 Print Name _____ Date _____ File Number _____

| | | |
|---------------------|---|--|
| <i>Tyler Gorick</i> | dotloop verified 10/16/18 3:12 PM EDT K34K-DAKV-P1UP-HXSM | E-Mail Address: <u>tasente@novatitleagency.com</u> |
| Signature | | |

Instructions to Escrow Agent

Exhibit A - Additional Instructions

Property Address: 1950 52nd st, Cleveland, OH 44102

OTHER:

You are instructed to charge _____ (Buyer or Seller) \$ _____ for _____

You are instructed to charge _____ (Buyer or Seller) \$ _____ for _____

You are instructed to charge _____ (Buyer or Seller) \$ _____ for _____

You are instructed to charge _____ (Buyer or Seller) \$ _____ for _____



**AMENDMENT TO RESIDENTIAL PURCHASE AGREEMENT
AND REMOVAL OF INSPECTION CONTINGENCIES**

1 This is an Amendment to the Residential Purchase Agreement dated:
2 10/05/2018 for the purchase and sale of the property known as:
3 (Street Address) 1950 52nd st
4 (City) Cleveland Ohio, (Zip Code) 44102
5 between Karl Federmann (Buyer)
6 and Prospercle LLC (Seller).

7 The following changes and/or additions are hereby mutually agreed upon by the Buyer(s) and
8 Seller(s):

9 **FINANCING:** Buyer(s) loan commitment to be obtained on or about:
10 _____ (date)
11 **CLOSING:** Funds and Documents to be placed in escrow on or before:
12 _____ (date) and title shall be transferred on or
13 about _____
14 **POSSESSION:** Seller(s) shall deliver possession to Buyer(s) on
15 _____ (date) AM PM provided the
16 title has transferred.

- 17 **INSPECTION CONTINGENCIES:**
- | | | |
|-----------------------------------|---|---|
| 18 1. General Home Inspection | <input checked="" type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 19 2. Septic System Inspection | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 20 3. Water Potability Inspection | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 21 4. Well Flow Rate | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 22 5. Radon | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 23 6. Pest/Wood Destroying Insect | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 24 7. Lead Based Paint Inspection | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 25 8. Mold | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 26 9. Other _____ | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 27 10. _____ | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |

28 **CONDITIONS:** _____
29 _____
30 _____
31 _____
32 _____

33 ALL OTHER TERMS AND CONDITIONS OF THE RESIDENTIAL PURCHASE AGREEMENT TO
34 REMAIN IN FULL FORCE AND EFFECT.

35 Karl Federmann dotloop verified 10/05/18 6:20 PM EDT ES3J-L1KD-XYWQ-MMMB
36 BUYER DATE

Kelly M Stumphauer dotloop verified 10/10/18 4:58 PM EDT ZNMX-DCXB-RJRL-OHZA
SELLER DATE

37 _____
38 BUYER DATE

SELLER DATE

**Keller Williams Greater Cleveland
29225 Chagrin Boulevard, Suite 105, Cleveland, OH 44122**

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE NOTICE

Date: 10/02/2018

Property Address: 1950 52nd st, Cleveland, OH 44102

Sellers: ProsperCle LLC

Buyers/Mortgagors: Karl Federmann

This is to give you notice that **Greater Cleveland Title, LLC** is a joint venture owned by Alliance Holdings (50.1% ownership), Murwood Real Estate Group, LLC dba Keller Williams Greater Cleveland (25% ownership) and many of the agents of Keller Williams Realty Greater Cleveland (24.9% ownership), which may include your Real Estate Agent. Because of this relationship, this referral may provide a financial or other benefit to Keller Williams Realty Greater Cleveland and your Real Estate Agent.

Set forth below is the estimated charges or range of charges by **Greater Cleveland Title, LLC** for the following settlement services:

| Insurance Coverage Amount | Premium* | Escrow Services |
|--|------------------|-------------------------------|
| Up to \$150,000 | \$5.75 / \$1,000 | Closing Fees / \$375 per side |
| \$150,000 - \$250,000 | \$4.50 / \$1,000 | |
| \$250,000 - \$500,000 | \$3.50 / \$1,000 | |
| \$500,000 - \$10,000,000 | \$2.75 / \$1,000 | |
| \$10,000,000 + | \$2.25 / \$1,000 | |
| Charges to Purchaser | | Amount |
| Owners Title Insurance | | ½ per schedule above |
| Title Insurance Binder | | \$100 |
| Lender's Coverage | | \$100 |
| Conditional Filing Fee (if applicable) | | \$25 |
| Transfer Service Fee (if applicable) | | \$30 |
| Special Tax Exam (if applicable) | | \$50 |
| Charges to Seller | | Amount |
| Owners Title Insurance | | ½ per schedule above |
| Title Examination | | \$325 |
| Release Service Fee (if applicable) | | \$30 per lien |

*The Original Rate applicable for the Homeowner's Policy of Title Insurance shall be the rate calculated under Rule PR-1 above plus fifteen percent (15%). This Policy can only be issued in connection with one-to-four family residential property or an individual condominium unit.

This is to give you notice that **EPIC Insurance Center (provider of "HomeFax")** and Murwood Real Estate Group, LLC dba Keller Williams Greater Cleveland have an affiliated business arrangement between entities where "EPIC" provides some financial support (unrelated to sales or revenue) to Murwood Real Estate Group, LLC for special events, marketing, and promotions. No revenue sharing, profit sharing, or commission sharing occurs at this time.

YOU ARE NOT REQUIRED TO USE GREATER CLEVELAND TITLE, LLC OR EPIC INSURANCE CENTER AS A CONDITION FOR THE PURCHASE (OR REFINANCE) OF THE SUBJECT PROPERTY. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THOSE SERVICES. A LEND IS ALLOWED, HOWEVER TO REQUIRE THE USE OF AN ATTORNEY, CREDIT REPORTING AGENCY, OR REAL ESTATE APPRAISER CHOSEN TO REPRESENT THE LENDER'S INTEREST.

ACKNOWLEDGEMENT

I/we the undersigned acknowledge that I/we have read and received a copy of this disclosure form.

Karl Federmann dotloop verified
10/04/18 8:22 PM EDT
MAP7-8ZPV-MPOF-DXJI

Buyers/Mortgagor

Buyers/Mortgagor

Kelly M Stumphauer dotloop verified
10/02/18 1:03 PM EDT
ROKS-UQJS-KORH-KI3G

Seller

Seller

Contract No: _____



Supreme Home Warranty Agreement/Invoice

To obtain a contract number call: 1.800.648.5006 | Fax: 1.888.479.2652 | aphwoffice@aphw.net | aphw.com
America's Preferred Home Warranty | 2727 Spring Arbor Rd. | Jackson, MI 49203

IMPORTANT: FOR SERVICE CALL: 1.800.648.5006. NO PAYMENT OR REIMBURSEMENT FOR SERVICES PERFORMED WITHOUT PRIOR APPROVAL.

~ Please be sure to fill in all applicable areas of information. ~

Seller's Name
ProsperCle LLC

Property Address No. & Street
1950 52nd st

City State Zip
Cleveland, OH 44102

Phone #

Seller's E-mail

Buyer's Name
Karl Federmann

New Phone #

Buyer's E-mail

Real Estate Office
Keller Williams Greater Cleveland

Address
29225 Chagrin Blvd #105

City State Zip
Cleveland, OH 44122

Phone # Fax #
216-839-5500

Real Estate Agent Agent's E-mail

Closing Date Listing date

HOUSING TYPE (Please Check One)

- Single/Family
 - Duplex (2 warranties)
 - Fourplex (4 warranties)
 - Manufactured Home Year Manufactured: _____
 - Foreclosed/Repossessed Home**
 - Condo/Townhouse
 - Triplex (3 warranties)
 - New Home Construction
- **See Terms and Conditions "General #9"

PLAN OPTIONS (Please Check One)

- One Year Plan Options:**
- \$100 Deductible..... \$399
 - \$50 Deductible..... \$435
- Two Year Plan Option:**
- \$100 Deductible..... \$750
- Condo/Townhouse Plan - One Year:**
- \$75 Deductible..... \$375
- New Construction Plan for Buyers - Three Years:**
- \$75 Deductible..... \$550
Coverage begins 366 days after closing and continues for three years.

Multi-family Unit Plans (\$75 Deductible):

- Duplex (2 warranty agreements) \$720
- Triplex (3 warranty agreements) \$999
- Fourplex (4 warranty agreements) \$1,280

OPTIONAL COVERAGES (Please Check All That Apply)

- Seller Preferred Upgrade \$75
 - Buyer Preferred Upgrade.... \$100 x ___ yrs. = \$ _____
- Important:** If the Buyer Preferred Upgrade has been selected and the property is a multiple family dwelling, the upgrade package must be purchased for each unit.

BUYER ONLY OPTIONS (Please Check All That Apply)

- Pool/Spa \$185 x ___ yrs. = \$ _____
- Premium
Salt Water/Pool/Spa \$345 x ___ yrs. = \$ _____
- Jetted Bathtub \$125 x ___ yrs. = \$ _____
- Clothes Washer & Dryer \$75 x ___ yrs. = \$ _____
- Water Softener..... \$50 x ___ yrs. = \$ _____

Plan Cost(s) \$ _____

Option Cost(s) \$ _____

Total..... \$ _____

3 Easy Ways to order your Home Warranty:

- EASIEST - Order online:** www.aphw.com
- Mail:** APHW, 2727 Spring Arbor Rd., Jackson, MI 49203 Fax: 1.888.479.2652
- Phone:** 1.800.648.5006

BOTH PARTIES AGREE THAT THE OBLIGATIONS FOR REPAIR OR SERVICE UNDER THIS AGREEMENT ARE SOLELY THOSE OF THE SERVICE PROVIDER AND ARE NOT THE OBLIGATION OF ANY REAL ESTATE FIRM. SEE ADDITIONAL TERMS AND CONDITIONS ON THE PREVIOUS PAGES.

SELLER AND BUYER ACKNOWLEDGE BY SIGNATURE OR PAYMENT THAT HE OR SHE HAS READ, UNDERSTANDS AND ACCEPTS THIS SUPREME HOME WARRANTY AGREEMENT INCLUDING ALL SERVICE AGREEMENT TERMS AND CONDITIONS.

Seller(s) Signature(s) X _____ Date _____

X _____ Date _____

Buyer(s) Signature(s) X _____ Date _____

X _____ Date _____

WAIVER

Applicant has reviewed the Supreme Home Warranty Agreement and hereby declines coverage. Applicant agrees to hold the real estate broker and agent harmless in the event of a significant mechanical failure which otherwise would have been covered under the Supreme Home Warranty Agreement.

Seller(s) Signature(s) X Kelly M Stumphauer dotloop verified 10/02/18 1:03 PM EDT YDBV-FOWB-XPNS-HPXK Date _____

Buyer(s) Signature(s) X _____ Date _____

Karl Federmann dotloop verified 10/04/18 8:22 PM EDT Y1PE-HFLK-MYVB-SI4E