

### AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: Michael & Elaine Hren  
From: James Miller  
Property Address: 4307 Woodlands Dr. Vermilion, OH 44089  
Date: May 31, 2021

The undersigned, buyer(s) and seller(s) are hereby notified that James Miller has a business relationship with Erieview Select Title Agency, LLC in that he owns approximately 2.69% of Erieview Select Title Agency, LLC. Because of this relationship, this referral may provide him a financial or other benefit.

In addition, Erieview Title Agency, LLC owns 51% of Erieview Select Title Agency, LLC. Erieview Title Agency, LLC will provide settlement services in conjunction with the services performed by Erieview Select Title Agency, LLC. Because of this relationship, this referral may provide Erieview Title Agency, LLC a financial benefit as well.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider as a condition for purchase, sale, 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 THESE SERVICES.

Erieview Select Title Agency, LLC provides the following settlement services for the following charges:

Title Insurance Premium	At State of Ohio filed rates
Title Insurance Endorsements	At State of Ohio filed rates
Title Examination Fee	\$295
Title Insurance Binder	\$100

#### ACKNOWLEDGMENT

I/we have read this disclosure form and understand that James Miller is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

In the event the Lender does not act as settlement or closing agent, then the closing will be handled by Erieview Title Agency, LLC.

*Michael Hren*                      06-04-21  
 Michael Hren                      Date

*Elaine Hren*                      06-04-21  
 Elaine Hren                      Date

*Michelle Jones*                      \_\_\_\_\_  
 Name                                      Date

\_\_\_\_\_  
 Name                                      Date

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06/16/21 3:49 PM EDT  
MH00-051E-SAR-KLCC



# HOA INFORMATION



## CONDOMINIUM, CLUSTER HOME, or PLANNED UNIT DEVELOPMENT (PUD)

Seller provides this property information to Buyer to assist in Buyer's exercise of due diligence. Seller warrants that all information herein is true and accurate to the best of Seller's knowledge.

SELLER'S NAME: Michael Hren, Elaine Hren

PROPERTY ADDRESS: 4037 Woodlands Dr. UNIT #: \_\_\_\_\_  
Vermilion, OH 44089

DEVELOPMENT NAME: The Woodlands

MANAGEMENT COMPANY NAME: \_\_\_\_\_

CONTACT PERSON: Brenda Mettler PHONE/EMAIL: bmetco@aol.com

ADDRESS: \_\_\_\_\_

ASSOCIATION NAME: Woodlands Condo Association

ASSOCIATION WEBSITE (if any): \_\_\_\_\_

PRESIDENT: \_\_\_\_\_ PHONE/EMAIL: \_\_\_\_\_

AMOUNT OF THE MONTHLY MAINTENANCE FEE FOR THE UNIT: \$ 188.62

Are there other fees, other than the monthly maintenance fee, that unit owners must pay?

Yes  No (If yes, then explain):

Does Seller have knowledge of any increase in fees or assessments under consideration by the homeowner's association?  Yes  No (If yes, then explain):

Does Seller have knowledge of any pending lawsuits by or against the homeowner's association?

Yes  No (If yes, then explain):

Seller warrants that Seller has provided a copy of the most current copy of the Declarations and By-laws. Buyer is advised to inspect and make diligent inquiry about all aspects of Property, its condition and systems, the development, and its management and operations. This includes, without limitation, declarations and by-laws, board/association meeting minutes, reserve funds, budgets, and use and occupancy restrictions.

SELLER: Michael Hren BUYER: Michelle Jones

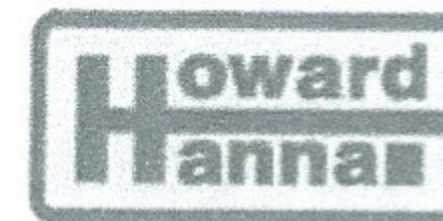
SELLER: Elaine Hren BUYER: \_\_\_\_\_

DATE: 06-04-21 DATE: \_\_\_\_\_

HOA Information: Condominium/Cluster/PUD  
JFD February 2018



MONEY BACK GUARANTEE PROGRAM  
GUARANTEED REPURCHASE  
SELLER APPLICATION  
HOME TRADE-IN COMPANY, INC.



Listing Price: 217,500.00 MLS No: \_\_\_\_\_

Submitted by (Listing Agent): James Miller HOWARD HANNA Sales Office: Avon

SELLER(S): Michael Hren, Elaine Hren

PROPERTY ADDRESS: 4037 Woodlands Dr., Vermilion, OH 44089 (the "PROPERTY")

Seller(s) desire that the Property be sold by Howard Hanna with a MONEY BACK GUARANTEE, through HOME TRADE-IN COMPANY, INC. ("HTCI"), and in consideration of the MONEY BACK GUARANTEE through HTCI, Seller(s) agree and represent as follows:

1. The Property is currently listed for sale, and will remain listed for sale in the MLS through Howard Hanna in accordance with the Exclusive Right to Sell Agreement between Seller(s) and Howard Hanna.
2. Seller(s) have no knowledge of any claims, conditions or circumstances which might adversely affect the use or value of the Property, now or in the future.
3. The Property is a free-standing, single family dwelling, and not a co-op, cluster home, or condominium.
4. If the Property is sold by Howard Hanna to a Purchaser obtained by Howard Hanna, and Howard Hanna receives entire commission, then the Property and the Purchaser shall be eligible for the MONEY BACK GUARANTEE, through HTCI. If the Property is sold by another real estate firm, then the Property will not be eligible for the MONEY BACK GUARANTEE.
5. The Purchaser must elect the MONEY BACK GUARANTEE option in the Purchase Agreement and Acceptance and complete the Buyer's Application at the time of execution of the Offer to Purchase and Acceptance.
6. At the time of title transfer, a fee in the amount of one per cent (1%) of the selling price of the Property shall be paid solely by Purchaser to HTCI.
7. Seller(s) will have no obligation under the terms of this Agreement to repurchase the Property.
8. Upon approval of HTCI, the MONEY BACK GUARANTEE will be delivered to the Purchaser prior to the date of title transfer. It will become effective on the date of title transfer and will continue for a period of one (1) year. The MONEY BACK GUARANTEE contains certain conditions and restrictions. Seller(s) acknowledge that they have received a copy of the MONEY BACK GUARANTEE Offer, that they understand the Offer, and that they authorize Howard Hanna to advertise and offer their Property for sale conditioned upon and subject to the MONEY BACK GUARANTEE through HTCI.
9. HTCI and Howard Hanna are related companies of Hanna Holdings, Inc.

Michael Hren  
Seller **Michael Hren**

06-04-21  
Date

Elaine Hren  
Seller **Elaine Hren**

06-04-21  
Date

Accepted for and on behalf of Howard Hanna and HOME TRADE-IN COMPANY, INC., subject to satisfactory market appraisal, inspection and sale at Fair Market Value, as of the date written below.

HOME TRADE-IN COMPANY, INC.: BY: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTAIN TERMS AND CONDITIONS APPLY**





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 MH Date 06-04-21

Owner's Initials EH Date 06-04-21

Purchaser's Initials  Date \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

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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: 4037 Woodlands Dr., Vermilion, OH 44089

Owners Name(s): Michael Hren, Elaine Hren

Date: 06-04-21

Owner [ ] is [X] is not occupying the property. If owner is occupying the property, since what date: If owner is not occupying the property, since what date: 01-13-19

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):

- X 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 [X] If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

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):

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

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 [X] No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

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 [X] No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

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 [X] No If "Yes", please describe and indicate any repairs completed:

Owner's Initials MH Date 06-04-21

Purchaser's Initials [Signature] Date

Owner's Initials EH Date 06-04-21

Purchaser's Initials Date

Property Address 4037 Woodlands Dr., Vermillion, OH 44089

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/backup; 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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

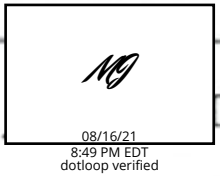
If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years). \_\_\_\_\_

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<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, remediation or mitigation to the property: \_\_\_\_\_

Owner's Initials MH Date 06-04-21

Purchaser's Initials  Date \_\_\_\_\_

Owner's Initials EH Date 06-04-21

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Property Address 4037 Woodlands Dr., Vermillion, OH 44089

**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:**  
Is the property located in a designated flood plain? Yes  No  Unknown   
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes  No  Unknown

**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/HOME OWNERS 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) N/A  
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?  
1) Boundary Agreement Yes  No   
2) Boundary Dispute Yes  No   
3) Recent Boundary Change Yes  No   
4) Shared Driveway Yes  No   
5) Party Walls Yes  No   
6) Encroachments From or on Adjacent Property Yes  No   
If the answer to any of the above questions is "Yes", please describe: the condo is in the middle between 2 other units with a shared driveway to each units garage

**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 MH Date 06-04-21

Purchaser's Initials  Date \_\_\_\_\_

Owner's Initials EH Date 06-04-21

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Property Address 4037 Woodlands Dr., Vermilion, OH 44089

**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: *Michael Hren*  
Michael Hren

DATE: 06-04-21

OWNER: *Elaine Hren*  
Elaine Hren

DATE: 06-04-21

**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](http://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: *Michelle Jones*

dotloop verified  
08/16/21 8:49 PM EDT  
FNXL-OHS-AWZ-RWLH

DATE: \_\_\_\_\_

PURCHASER: \_\_\_\_\_

DATE: \_\_\_\_\_