



**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](http://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.

**Bosworth LLC**

sigalit fuchs

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Name (Please Print)

09/07/2021

DocuSigned by:

9/4/2021

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

*Sigalit Fuchs*  
Signature  
533B8318-1757-4EB5-9C6F-3720FBE78E44



# 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: 1323 w. 93rd st. Cleveland Ohio 44102

Buyer(s): Bosworth LLC

Seller(s): 14221 Glenside LLC

### I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by Christopher Kaylor, and Realty Trust Service.

AGENT(S)

BROKERAGE

The seller will be represented by Mike Azzam, and RE/MAX Haven Realty.

AGENT(S)

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.

Bosworth LLC  
BUYER/TENANT \_\_\_\_\_ DATE 9/2/2021  
Anup Garg  
BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

14221 Glenside LLCAG  
SELLER/LANDLORD \_\_\_\_\_ DATE 9/4/2021  
DocuSigned by:  
Sigalit Endlis  
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, 20<sup>th</sup> Floor  
Columbus, OH 43215-6133  
(614) 466-4100




AG



**Realty Trust  
Services**



### Promisary Note

<i>Promissory Note</i>	\$ <u>1000</u>	Date <u>9/2/2021</u>
	<b>4 days from acceptance</b>	
	<b>ON DEMAND after date, _____ promise to pay to the order of</b>	
	<b>REALTY TRUST SERVICES</b>	
<hr/>		
with interest at <u>ZERO</u> percent per annum for a valuable consideration, the receipt and sufficiency of which is hereby acknowledged.		
<hr/>		
<b>DUE DATE</b>		<u>Bosworth LLC</u>
<b>ON DEMAND</b>		<u><i>Anup Garg</i></u>
Approved forms – The Cleveland Area Board of REALTORS®		



**PURCHASE AGREEMENT  
OFFER, RECEIPT AND ACCEPTANCE**

1 **BUYER** The undersigned Bothworth LLC and/ or assigns offers to buy the

2 **PROPERTY** located at 1323 w. 93rd st.

3 City Cleveland, Ohio, Zip 44102

4 Permanent Parcel No. 001-07-062, 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 Per tenant leases and MLS

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 \$ 67,000.00

24 Payable as follows:  
25 Earnest money paid to Broker will be deposited in a non-  
26 interest bearing trust account and credited against 1000.00  
27 purchase price. \$ \_\_\_\_\_

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 \$ 66,000.00

35 Mortgage loan to be obtained by BUYER \$ \_\_\_\_\_

36  CONVENTIONAL,  FHA,  VA,  OTHER Cash. Seller to provide copy of lease prior to closing  
37 and Security depoist and rent proation Anup Garg 09/07/2021

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.

Approved by CABOR, LoCAR, LCAR and GeCAR <sup>DS</sup> SP 9/4/2021  
Page 1 of 6 SELLER'S INITIALS AND DATE

AG 9/2/2021  
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 9/17/2021 or sooner, and title shall be  
49 transferred on or about 9/17/2021 or sooner.

50 **POSSESSION** SELLER shall deliver possession to BUYER on title transfer (date) at 3PM (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 <sup>NA</sup> 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 Fidelity Title  
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,

Approved by CABOR, LoCAR, LCAR, GeCAR, Medina BOR and the Cuyahoga County Bar Association

Revised May 1, 2000

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<sup>DS</sup>  
SK 9/4/2021  
SELLER'S INITIALS AND DATE

AG 9/2/2021  
BUYER'S INITIALS AND DATE

96 whichever is later. The escrow agent shall withhold \$ 200.00 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 \$ 0 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**  \_\_\_\_\_ (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 type="checkbox"/> <input checked="" type="checkbox"/>	GENERAL HOME _____ days from formation of AGREEMENT	<input type="checkbox"/>	<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 type="checkbox"/> <input checked="" type="checkbox"/>	WATER POTABILITY _____ days from formation of AGREEMENT	<input type="checkbox"/>	<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 type="checkbox"/> <input checked="" type="checkbox"/>	RADON _____ days from formation of AGREEMENT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	OTHER <u>5-7</u> days from formation of AGREEMENT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

134 Walk thru inspection of 1st floor and basement. ASAP. DS  
SF

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



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 FHA/VA 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 AG (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.

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

204 BUYER  HAS AG (BUYER's initials) received a copy of the Residential Property Disclosure  
205 Form signed by SELLER on 7/20/2021 (date) prior to writing this offer.

206 BUYER  HAS NOT \_\_\_\_\_ (BUYER's initials) received a copy of the Residential Property  
207 Disclosure Form. This offer is subject to the SELLER completing the Residential Property Disclosure Form and  
208 BUYER's review and approval of the information contained on the disclosure form within 10 days from  
209 receipt.

210 SELLER shall pay all costs for the repair of any gas line leak found between the street and foundation at the time  
211 of transfer of utilities. SELLER agrees to comply with any and all local governmental point of sale laws and/or  
212 ordinances. SELLER will promptly provide BUYER with copies of any notices received from governmental  
213 agencies to inspect or correct any current building code or health violations. If applicable, BUYER and SELLER  
214 shall have SEVEN ( 7 ) days after receipt by BUYER of all notices to agree in writing which party will be  
215 responsible for the correction of any building code or health violation(s). In the event BUYER and SELLER cannot  
216 agree in writing, this AGREEMENT can be declared null and void by either party.

217 **REPRESENTATIONS AND DISCLAIMERS** BUYER acknowledges that the SELLER completed the Residential  
218 Property Disclosure Form and agrees to hold the Broker(s) and their agents harmless from any misstatements or  
219 errors made by the SELLER on the form. BUYER also acknowledges and agrees that the Broker(s) and their  
220 agents have no obligation to verify or investigate the information provided by the SELLER on that form. BUYER  
221 hereby acknowledges that any representation by SELLER or the real estate agent(s) regarding the square  
222 footage of the rooms, structures or lot dimensions, homeowners fees, public and private assessments, utility bills,  
223 taxes and special assessments are approximate and not guaranteed. Please list any and all verbal  
224 representations made by Broker(s) or their agents that you relied upon when purchasing this property (if none,  
225 write "none"). NONE

226

227 **DAMAGE** If any building or other improvements are destroyed or damaged in excess of ten percent of the  
228 purchase price prior to title transfer, BUYER may either accept the insurance proceeds for said damage and  
229 complete this transaction or may terminate this AGREEMENT and receive the return of all deposits made. If such  
230 damage is less than ten percent of the purchase price, SELLER shall restore the property to its prior condition.

231 **BINDING AGREEMENT** Upon written acceptance and then either written or verbal notice of such acceptance to  
232 the last-offering party, this offer and any addenda listed below shall become a LEGALLY BINDING AGREEMENT  
233 UPON BUYER AND SELLER and their heirs, executors, administrators and assigns and shall represent the entire  
234 understanding of the parties regarding this transaction. All counter-offers, amendments, changes or deletions to  
235 this AGREEMENT shall be in writing and be signed by both BUYER and SELLER. Facsimile signatures shall be  
236 deemed binding and valid. This AGREEMENT shall be used as escrow instructions subject to the Escrow Agent's  
237 usual conditions of acceptance. For purposes of this AGREEMENT, "days" shall be defined as calendar days.  
238 **This AGREEMENT is a legally binding contract. If you have any questions of law, consult your attorney.**

239 **ADDENDA** The additional terms and conditions in the attached addenda  Agency Disclosure Form  
240  Residential Property Disclosure Form  VA  FHA  FHA Home Inspection Notice  Condo  House Sale  
241 Contingency Addendum  House Sale Concurrence Addendum  Lead Based Paint  Other \_\_\_\_\_  
242 are made part of this AGREEMENT. **The terms and conditions of any addenda supersede any conflicting**  
243 **terms in the purchase AGREEMENT.**





City of Cleveland  
Frank G. Jackson, Mayor

35W

Department of Public Health  
Division of Environment  
75 Erievue Plaza, 3rd Floor  
Cleveland, Ohio 44114-1839  
216/664-2300 Fax: 216/664-4879  
www.cleveland.oh.gov

Date: 08/04/2021  
14221 GLENSIDE, LLC  
34050 Solon Road #100  
SOLON, OH 44139

ORDER TO ABATE NUISANCE

The Department of Public Health, Division of Environment, has received a complaint about 1323 W 93RD ST. which is property you own or occupy, listed below are codified ordinance(s) the ones marked with an [X] have been alleged problems on the aforementioned property.

- 203.02 Abate the nuisance of mold in property
- 209.01 Abate the nuisance of noxious weeds and/or grass above 8 inches.
- 209.01 Abate the nuisance of refuse, and/or junk, garbage ← Remove BOAT (abandoned)
- 209.01 Abate the nuisance of standing water and/or sewage backup (in backyard)
- 211.02 Abate the nuisance of rodents, insects, or vermin

If these conditions exist, upon the receipt of this letter you must take immediate action to eliminate the public health nuisances within seven (7) days. Your property will be inspected after this time. Should the condition(s) not exist, you may disregard this notice.

Failure to abate the health nuisance is a criminal violation of section 203.03(a) of the Cleveland Codified Ordinances and can result in a ticket being issued and a \$100.00 fine and/or prosecution in Municipal court. If there are any questions regarding this abatement order contact Inspector TINA KING at (216) 664-4908 between 9:30AM and 12PM Monday through Friday.

Sincerely,

Robert M Peterson  
Program Manager  
Division of Environment

AG 9/2/2021

**What should I do if I receive a Violation Notice from Environmental Health?**

*If you receive a violation notice from Environmental Health, do the following:*

Thoroughly read the entire notice. All the information you need to know is included on the notice.

Pay close attention to notice the code sections you are violating and the date when the violations must be corrected.

*If you do not understand the violation:*

Contact the inspector whose name and telephone number is at the bottom of the notice.

Whatever you do, DO NOT IGNORE the Violation Notice!

**Failure to correct the violations will result in prosecution in the Cleveland Municipal Housing Court**

**Concerning the Violations**

The violation notice clearly states how long you have to comply with the notice.

If you need to request additional time for compliance, contact your inspector as soon as possible. An extension of time may be granted for good reason or when substantial progress has been made (*provided the request was received before the compliance date specified on the violation notice*).

**APPEAL PROCESS**

Your violation notice gives you the right of appeal to either the:

- Commissioner of Environment
- Board of Zoning Appeals

You may file an appeal to the Commissioner of Environment at 75 Erieview Plaza, 3rd Floor

A written appeal to the Commissioner of Environment must be filed within 10 days after you receive the notice.

The Commissioner can grant the appeal or conduct a hearing within 30 days.

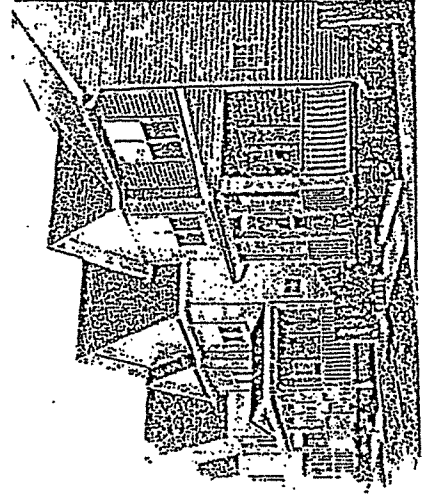
The Commissioner has the authority to affirm, reverse or modify the notice or order.

A person may oppose the final decision of the Commissioner and may further appeal to the Board of Zoning within 30 days after the Commissioner's decision.

You may file an appeal to the Board of Zoning Appeals in Room 516 of City Hall.

A written appeal to the Board of Zoning Appeals must be filed within 10 days of the date the decision being appealed was made. The Board shall conduct a hearing and make a decision in accordance with the City of Cleveland ordinances and regulations.

**HELP US KEEP OUR NEIGHBORHOODS HEALTHY AND CLEAN**



PT/SSW

THE CITY OF CLEVELAND  
DEPARTMENT OF BUILDING & HOUSING  
DIVISION OF CODE ENFORCEMENT  
601 LAKESIDE AVE. CLEVELAND, OH 44114

NOTICE OF VIOLATION OF BUILDING AND HOUSING ORDINANCES

WARD: 18

ISSUE DATE: 8/16/2021

CENSUS TRACT: 101101

PPN: 00107062

PROP. ADDRESS: 1323 W 93rd ST, Cleveland, OH  
44102

AKA: 1321 W. 93rd St

----- RESPONSIBLE PARTY(S) -----

14221 Glenside, LLC  
P.O. Box 18526  
CLEVELAND, OH 44118

14221 Glenside, LLC  
1323 W 93rd St Cleveland, Oh 44102

14221 Glenside, LLC  
34050 Solon Rd # 100, Solon, Oh 44139

14221 Glenside, LLC  
C/O Sigalit Fochs 14100 Cedar Rd, University Heights, Oh 44121

OCCUP./USE: 2DU Two-family Residence

INSPECTION DATE: 08/06/2021

KIND OF STRUCTURE: 2 Sty. Frame

VIOLATION #: V21022981

ZONING DISTRICT: Multi-Family

NUMBER OF DWELLING UNITS: 2

TYPE OF VIOLATION: Interior/Exterior Maintenance

THIS NOTICE SHALL BE COMPLIED WITH AND ALL VIOLATIONS CORRECTED BY THE BELOW LISTED "COMPLY DATE".

FAILURE TO COMPLY WITH THIS NOTICE WILL RESULT IN PROSECUTIVE ACTION OR PENALTY AS PROVIDED BY LAW.

PLEASE CONTACT THE INSPECTOR UPON RECEIPT OF THIS NOTICE.

RIGHT TO APPEAL

You have the right to appeal this notice. If you wish to appeal, you must file a written appeal within 30 days of the issuance date on this notice. The appeal must be filed at:

Cleveland City Hall  
601 Lakeside Avenue, Room 516  
Cleveland, Ohio 44114

AG 9/2/2021ag

TO CONTACT YOUR INSPECTOR CALL MONDAY THRU FRIDAY.

INSPECTOR: Aaron Arnold

PHONE: 216-664-  
3744

EMAIL: aarnold@city.cleveland.oh.us



SEQ NO	COMPLY DATE	NATURE OF VIOLATION	COMMENTS
1	09/15/2021	2.3 [367.04/367.07] DETERIORATED ROOF - RAFTERS, JOISTS, ROOF DECK	
2	09/15/2021	5.0 [367.04/367.07] SECURE THE REQUIRED PERMITS FROM THE DEPARTMENT OF BUILDING PRIOR TO MAKING ANY REPAIR OR STARTING DEMOLITION	

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TO CONTACT YOUR INSPECTOR CALL MONDAY THRU FRIDAY.

INSPECTOR: Aaron Arnold

PHONE: 216-664-3744

EMAIL: aarnold@city.cleveland.oh.us

3 09/15/2021

NOTICE OF VIOLATION OF BUILDING  
ORDINANCES

PURSUANT TO  
SECTION 3103.09,  
367.04,369.19 AND  
369.21 OF THE  
CODIFIED  
ORDINANCES OF THE  
CITY OF CLEVELAND,  
THE COMMISSIONER  
OF BUILDING AND  
HOUSING DOES  
HEREBY DECLARE  
THE STRUCTURE  
KNOWN AS AND  
LOCATED AT:  
[ADDRESS] TO BE A  
PUBLIC NUISANCE IN  
THAT IT  
CONSTITUTES AN  
EMMINENT DANGER  
AND PERIL TO  
HUMAN LIFE AND  
PUBLIC HEALTH,  
SAFETY AND  
WELFARE, AND THAT  
THE AFORESAID  
CONDITION  
CONSTITUTES AND  
EMERGENCY.  
THEREFORE, YOU  
ARE HEREBY  
NOTIFIED THAT THE  
CITY OF CLEVELAND  
PURSUANT TO SAID  
SECTION  
3103.09,367.04,369.19  
AND 369.21 OF THE  
CODIFIED  
ORDINANCES WILL  
SUMMARILY ABATE  
SAID PUBLIC  
NUISANCE CREATED  
AS A RESULT OF  
SAID EMERGENCY BY  
DEMOLITION OF THE  
STRUCTURE IF THE  
VIOLATIONS LISTED  
IN THE ATTACHED  
NOTICE ARE NOT  
ENTIRELY  
CORRECTED BY THE  
DATE SET FORTH IN  
SAID NOTICE.

---

TO CONTACT YOUR INSPECTOR CALL MONDAY THRU FRIDAY.

INSPECTOR: Aaron Arnold

PHONE: 216-664-  
3744

EMAIL: [aarnold@city.cleveland.oh.us](mailto:aarnold@city.cleveland.oh.us)

4 09/15/2021

[367.04/367.07] CONDEMNATION:  
(DETERIORATED GARAGE) 100% THE  
DANGEROUS CONDITIONS PRESENTED BY  
THIS STRUCTURE SHALL BE ABATED.  
DEMOLISHING THE STRUCTURE AND  
REMOVING ALL DEBRIS FROM TEH  
PREMISES; OR CORRECTING THE  
VIOLATIONS SET OUT BELOW AFTER ALL  
REQUISITE PLANS AND SPECIFICATIONS  
HAVE BEEN SUBMITTED TO ALL  
DEPARTMENT OF BUILDING AND HOUSING,  
AND ALL REQUISITE PERMITS HAVE BEEN  
OBTAINED, ALL IN CODIFIED ORDINANCES  
OF THE CITY OF CLEVELAND AND WITH TEH  
OHIO BUILDING CODE. PENDING THE  
CORRECTION OF VIOLATIONS, THIS  
STRUCTURE MAY BE EFFECTIVELY  
BOARDED PURSUANT TO THE PROVISIONS  
OF SECTION 3103.09(D) (4) OF THE  
CODIFIED ORDINANCES OF THE CITY OF  
CLEVELAND, OHIO 1976, PROVIDED A  
PERMIT TO EFFECTIVELY BOARD IS  
OBTAINED WITHIN SEVEN (7) DAYS OF  
RECEIPT OF THIS NOTICE. FAILURE TO  
ACQUIRE A REHABILITATION PERMIT  
WITHIN THIRTY (30) DAYS OF ISSUANCE OF  
PERMIT TO BOARD SHALL RESULT IN THE  
STRUCTURE BEING SCHEDULED FOR  
DEMOLITION.

AG 9/2/2021

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TO CONTACT YOUR INSPECTOR CALL MONDAY THRU FRIDAY.

INSPECTOR: Aaron Arnold

PHONE: 216-664-  
3744

EMAIL: aarnold@city.cleveland.oh.us

THE CITY OF CLEVELAND  
DEPARTMENT OF BUILDING & HOUSING  
DIVISION OF CODE ENFORCEMENT  
601 LAKESIDE AVE. CLEVELAND, OH 44114

NOTICE OF VIOLATION OF BUILDING AND HOUSING ORDINANCES

WARD: 18

ISSUE DATE: 8/16/2021

CENSUS TRACT: 101101

PPN: 00107062

PROP. ADDRESS: 1323 W 93rd ST, Cleveland, OH  
44102

AKA: 1321 W. 93rd St

----- RESPONSIBLE PARTY(S) -----

14221 Glenside, LLC  
P.O. Box 18526  
CLEVELAND, OH 44118

14221 Glenside, LLC  
1323 W 93rd St Cleveland, Oh 44102

14221 Glenside, LLC  
34050 Solon Rd # 100, Solon, Oh 44139

14221 Glenside, LLC  
C/O Sigalit Fochs 14100 Cedar Rd, University Heights, Oh 44121

OCCUP./USE: 2DU Two-family Residence

INSPECTION DATE: 08/06/2021

KIND OF STRUCTURE: 2 Sty. Frame

VIOLATION #: V21022180

ZONING DISTRICT: Multi-Family

NUMBER OF DWELLING UNITS: 2

TYPE OF VIOLATION: Interior/Exterior Maintenance

THIS NOTICE SHALL BE COMPLIED WITH AND ALL VIOLATIONS CORRECTED BY THE BELOW LISTED "COMPLY DATE".

FAILURE TO COMPLY WITH THIS NOTICE WILL RESULT IN PROSECUTIVE ACTION OR PENALTY AS PROVIDED BY LAW.

PLEASE CONTACT THE INSPECTOR UPON RECEIPT OF THIS NOTICE.

RIGHT TO APPEAL

You have the right to appeal this notice. If you wish to appeal, you must file a written appeal within 30 days of the issuance date on this notice. The appeal must be filed at:

Cleveland City Hall  
601 Lakeside Avenue, Room 516  
Cleveland, Ohio 44114

TO CONTACT YOUR INSPECTOR CALL MONDAY THRU FRIDAY.

INSPECTOR: Aaron Arnold

PHONE: 216-664-3744

EMAIL: aarnold@city.cleveland.oh.us

AG 9/2/2021

SEQ NO	COMPLY DATE	NATURE OF VIOLATION	COMMENTS
1	09/15/2021	11[369.13]: THERE IS LOOSE, PEELING, AND/OR HANGING MATERIAL. THE SPECIFIC LOCATION IS:	Throughout unit
2	09/15/2021	12[369.15(a)]: THE EXTERIOR WOOD TRIM IS IN NEED OF PAINTING.	
3	09/15/2021	13[369.13]: THE FASCIA OR GUTTER BOARD IS DETERIORATED, LOOSE, BROKEN, MISSING, AND/OR IN NEED OF REPAIR.	
4	09/15/2021	15[369.13]: THE SOFFIT IS DETERIORATED, LOOSE, BROKEN, MISSING, AND/OR IN NEED OF REPAIR.	
5	09/15/2021	17[369.13] THE INTERIOR WINDOW(S) IS INOPERABLE AND NEEDS REPAIR. THE SPECIFIC LOCATION IS:	Windows that are designed to open are to open and remain open
6	09/15/2021	18[369.13] THE INTERIOR WINDOW HARDWARE BROKEN OR NEEDS REPAIR. THE SPECIFIC LOCATION IS:	Throughout unit
7	09/15/2021	18[369.13]: THE EXTERIOR WINDOW UNITS AND/OR WINDOW TRIM IS IN NEED OF PAINTING.	
8	09/15/2021	19[369.13]: THE EXTERIOR WINDOW GLASS IS BROKEN, CRACKED, MISSING, IN NEED OF PUTTY, AND/OR IN NEED OF REPAIR.	
9	09/15/2021	22[369.13(B)]: THE INTERIOR HANDRAIL AND/OR GUARD IS MISSING, LOOSE, NOT SECURED PROPERLY, AND/OR IN NEED OF REPAIR. THE SPECIFIC LOCATION IS:	Common hallways
10	09/15/2021	22[369.13]: THE EXTERIOR ENTRY DOOR, AND/OR DOOR TRIM, IS IN NEED OF PAINTING.	
11	09/15/2021	30[369.13]: THE PORCH SYSTEM, EXTERIOR STAIRWAY SYSTEM, PORCH TRIM, OR PARTS OF, CONTAINS DETERIORATED, LOOSE, BROKEN, MISSING MEMBERS, AND/OR IN NEED OF REPAIR. THE SPECIFIC LOCATION IS:	Back porch
12	09/15/2021	31[R312.2]: THE PORCH SPINDLE OPENINGS ARE TOO LARGE.(4" MAX.)	
13	09/15/2021	40[369.12]: ELECTRIC LIGHT FIXTURE(S) ARE BROKEN, INOPERABLE, NOT PROPERLY SUPPORTED AND/OR HANGING BY THE CONDUCTORS. THE SPECIFIC LOCATION IS:	Basement
14	09/15/2021	43[369.12]: THE ELECTRICAL SWITCHES AND RECEPTACLE COVER PLATES ARE BROKEN OR MISSING. THE SPECIFIC LOCATION IS:	Throughout unit
15	09/15/2021	4[369.02(a)]: A SMOKE DETECTOR IS NOT INSTALLED IN/OR ADJACENT TO THE SLEEPING AREA	
16	09/15/2021	5[392.02(a)]: A SMOKE DETECTOR IS NOT INSTALLED ON EACH STORY OF THE DWELLING STRUCTURE	

TO CONTACT YOUR INSPECTOR CALL MONDAY THRU FRIDAY.

INSPECTOR: Aaron Arnold

PHONE: 216-664-3744

EMAIL: aarnold@city.cleveland.oh.us

- |    |            |   |                      |
|----|------------|---|----------------------|
| 17 | 09/15/2021 | 61[3101.10(e)]: THE PREMISES SHALL BE MAINTAINED FREE OF ANY DEBRIS, MATERIAL OR CONDITION WHICH MAY CREATE A HEALTH, ACCIDENT OR FIRE HAZARD, OR WHICH IS A PUBLIC NUISANCE. SPECIFICALLY:         | Tires                |
| 18 | 09/15/2021 | 67[369.13(B)]: THE FURNACE FILTERS ARE MISSING, IN NEED OF CLEANING, REPAIR, AND/OR REPLACEMENT   | Return air duct      |
| 19 | 09/15/2021 | 6[369.13]: THE DOWNSPOUTS ARE DETERIORATED, DAMAGED, LEAKING, MISSING, HANGING, LOOSE, NOT PROPERLY SECURED, IN NEED OF CLEANING, NOT CEMENTED OR SECURED INTO THE CROCK, AND/OR IN NEED OF REPAIR. |                      |
| 20 | 09/15/2021 | 6[392.02(a)]: A SMOKE DETECTOR IS NOT INSTALLED IN THE CELLAR OR BASEMENT   |                      |
| 21 | 09/15/2021 | 70[369.13] THE REGISTER COVERS ARE BROKEN OR MISSING. THE SPECIFIC LOCATION IS:   |                      |
| 22 | 09/15/2021 | 8[369.15(a)]: THE EXTERIOR WALL SIDING IS LOOSE, BROKEN, DETERIORATED, MISSING, AND/OR IN NEED OF REPAIR.   |                      |
| 23 | 09/15/2021 | 8[369.17]: THE STRUCTURE IS INFESTED WITH ROACHES, FLEAS, ANTS, TERMITES, AND/OR RODENTS.   | Rodents              |
| 24 | 09/15/2021 | 9[369.15(a)]: THE EXTERIOR SIDING HAS PEELING PAINT AND/OR IS NOT MAINTAINED WEATHER RESISTANT(PAINT).  |                      |
| 25 | 09/15/2021 | [369.05]: THE LIGHT IS DEFICIENT  | Basement             |
| 26 | 09/15/2021 | [369.13]: All installations, components and materials must be maintained to perform in the way they were designed and intended.   | CO2 Detectors needed |

AG 9/2/2021

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TO CONTACT YOUR INSPECTOR CALL MONDAY THRU FRIDAY.

INSPECTOR: Aaron Arnold

PHONE: 216-664-3744

EMAIL: aarnold@city.cleveland.oh.us



27 09/15/2021

[392.021/ 392.06]Carbon Monoxide Alarms;  
Installation Required in Rental Dwelling Units

(a) It shall be responsibility of the owner of each new and existing unit intended for rental purposes, within which fuel-fired appliances exist, to install carbon monoxide alarm in each residential dwelling unit.

(b) The carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in each residential dwelling unit. When sleeping areas are not fully enclosed or separated from other living areas within a dwelling unit, the carbon monoxide alarm shall be installed nearest the area designated for sleeping, as per the manufacturer's specifications. Alarms shall be clearly audible in all bedrooms within the sleeping area or dwelling unit when all intervening doors are closed.

(c) Every carbon monoxide alarm shall comply with all applicable federal and state regulations and with Underwriters Laboratories standard 2034, and shall be installed in accordance with the manufacturer's installation instructions.

(d) Where a dwelling is occupied by a person who is deaf or hearing impaired and a written request for the installation of a carbon monoxide alarm is received by the owner from an occupant dwelling, a carbon monoxide alarm shall be installed by the owner which provides visual or vibratile signal sufficient to warn the deaf or hearing impaired individual when activated.

(e) Carbon monoxide alarms in new construction shall be installed as required by the Building Code.

AG 9/2/2021

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TO CONTACT YOUR INSPECTOR CALL MONDAY THRU FRIDAY.

INSPECTOR: Aaron Arnold

PHONE: 216-664-  
3744

EMAIL: aarnold@city.cleveland.oh.us



2013

STATE OF OHIO  
DEPARTMENT OF COMMERCE

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  Date 7/20/2021  
Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Date AG 9/2/2021  
Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_



**STATE OF OHIO  
DEPARTMENT OF COMMERCE**

2013

**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:

1323 W 93 St, Cleveland, Oh. 44102

Owners Name(s):

14221 Glenside, LLC

Date: 7/20/2021

Owner  is  is not occupying the property. If owner is occupying the property, since what date: i dont remember

If owner is not occupying the property, since what date: i dont remember

**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

Holding Tank

Unknown

Private Water Service

Cistern

Other i dont know

Private Well

Spring

Shared Well

Pond

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water?  Yes

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

i dont know

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 i dont know

If not a public or private sewer, date of last inspection: i dont remember Inspected By: i dont know

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property?

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

i dont know

**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

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

i dont know

**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

If "Yes", please describe and indicate any repairs completed:

i dont know

Owner's Initials  Date 7/20/2021

Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Initials AG 9/2/2021

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

Property Address 1323 W 93 St, Cleveland, Oh. 44102

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: i dont know

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: i dont know

**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): i dont know

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: i dont know

**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): i dont know

**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="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	8) Water softener	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
2) Plumbing (pipes)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	a. Is water softener leased?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
3) Central heating	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	9) Security System	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
4) Central Air conditioning	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	a. Is security system leased?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
5) Sump pump	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	10) Central vacuum	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
6) Fireplace/chimney	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	11) Built in appliances	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
7) Lawn sprinkler	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	12) Other mechanical systems	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

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): i dont know

**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="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
2) Asbestos	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
3) Urea-Formaldehyde Foam Insulation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
4) Radon Gas	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
a. If "Yes", indicate level of gas if known	<u>i dont know</u>		
5) Other toxic or hazardous substances	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

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

Owner's Initials  Date 7/20/2021  
Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

AG 9/2/2021  
Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Property Address 1323 W 93 St, Cleveland, Oh. 44102

**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: i dont know

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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): i dont know

**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: i dont know

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: i dont know

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property?  Yes  No

If "Yes", please describe: i dont know

List any assessments paid in full (date/amount) \_\_\_\_\_

List any current assessments: i dont know monthly fee i dont know Length of payment (years i dont know months i dont know)

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) i dont know

**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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4) Shared Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Boundary Dispute	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5) Party Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Recent Boundary Change	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6) Encroachments From or on Adjacent Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe: i dont know

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

i dont know

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  Date 7/20/2021

Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_


Purchaser's Initials \_\_\_\_\_ Date AG 9/2/2021

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

Property Address 1323 W 93 St, Cleveland, Oh. 44102

**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:  DATE: 7/20/2021

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](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: Bosworth LLC DATE: \_\_\_\_\_

PURCHASER: Anup Jarg DATE: 9/2/2021



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

Property Address: 1323 W 93 St, Cleveland, Oh. 44102

### 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) ag Buyer has received copies of all information listed above.


(d) ag 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.

<u>Bosworth LLC</u>			7/20/2021
BUYER	DATE	SELLER	DATE
<u>Anup Garg</u>	9/2/2021		
BUYER	DATE	SELLER	DATE
<u>Christopher Kaylor</u>	9/2/2021		7/19/2021
AGENT	Date	AGENT	Date

## BOSWORTH LLC

Last log in 08/05/2021 at 10:03 a.m. ET

[Print Page](#)

## My Accounts

CASH

\$188,163.18

Huntington Business Checking 100 ... 2357 &gt;

Today's Beginning Balance  
\$188,163.18Account Balance  
\$188,163.18

## Cash Position for September 2

Huntington Business Checking 100 ... 2357 ?

Huntington Business ...2357 v

BEGINNING BALANCE  
\$188,163.18

↑ Credits \$0.00  
↻ Deposit Holds \$0.00  
↓ Debits \$0.00

CASH BALANCE  
\$188,163.18[View Cash Flow](#)

## Transactions

Huntington Business Checking 100 ... 2357 ?

[Download](#)Select Account  
Huntington Business ...2357 vSelect Date Range  
Current month vSelect a category  
All categories v

Search transactions

No transactions available.