



AMENDMENT TO PURCHASE AGREEMENT AND REMOVAL OF CONTINGENCIES

This is an Amendment to the real estate purchase agreement between Alisha Bonner (BUYER) and _____ (SELLER) for 1055 Oxford Road Cleveland Heights, 44121 Ohio (the "Property") dated 09/09/2021 (the "Agreement").

INSPECTION CONTINGENCIES: The parties hereby agree as follows as in respect to inspection contingencies:

- | | | |
|-----------------------------|----------------------------------|--|
| General Home | <input type="checkbox"/> Removed | <input checked="" type="checkbox"/> Removed subject to conditions listed below |
| Septic | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| Water Potability | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| Well Flow Rate | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| Radon | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| Mold | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| Other(s)(specify) | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| _____ | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| _____ | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| Pest/Wood Destroying Insect | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| Lead-Based Paint | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |

Condition(s) (attach additional pages if necessary):

PER INSPECTION REPORT

PAGE 3: SELLER TO HAVE FURNACE SERVICED/ REPAIRED AS NECESSARY
PAGE 25: SELLER TO REPAIR DISHWASHER AND STOVE / OVEN TO WORKING CONDITION
PAGE 29: SELLER TO REPAIR BATH TUB FAUCET TO WORKING CONDITION
PAGE 29: SELLER TO REPAIR TOILET IN FULL BATH TO WORKING CONDITION

PLEASE PROVIDE RECIPITS FROM ALL REPAIRS DONE BY A LICENSED CONTRACTOR

Alisha Bonner
dotloop verified
09/17/21 10:12 AM EDT
Q7II-KH1V-XD7D-SVVJ

BUYER _____ DATE _____

Steven L Leslie
dotloop verified
09/21/21 4:12 PM EDT
U9GR-RPKQ-VJTD-WLSK

SELLER _____ DATE _____

BUYER _____ DATE _____

SELLER _____ DATE _____

WALK THROUGH AND REVIEW OF REPAIRS: (Initial the appropriate section)

_____/_____/_____ BUYER waives the right to Walk Through the Property as provided in the Agreement and hereby accepts the Property in its AS IS condition, including as to any repairs made at BUYER'S request in connection with conditional removal of BUYER'S inspection contingencies.

_____/_____/_____ BUYER has completed BUYER'S Walk Through of the Property and hereby acknowledges and agrees that (a) there is no material adverse change in the Property's condition; and (b) all repairs and conditions requested by BUYER to be addressed in connection with conditional removal of BUYER'S inspection contingencies, if any, have been completed and are accepted by BUYER and are therefore deemed to be satisfied and waived.

All other terms and conditions of the Agreement shall remain in full force and effect.

BUYER _____ DATE _____

SELLER _____ DATE _____

BUYER _____ DATE _____

SELLER _____ DATE _____

FHA ADDENDUM

This is an Addendum to the Purchase Agreement dated 09/09/2021, for the purchase and sale of the property known as (Street Address) 1055 Oxford Road, (City) Cleveland Heights, Ohio, between Alisha Bonner ("BUYER") and _____ ("SELLER").

It is expressly agreed that notwithstanding any other provisions of this contract, the purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the purchaser has been given in accordance with HUD/FHA or VA requirements a written statement by the Federal Housing Commissioner, Veterans Administration, or a Direct Endorsement lender setting forth the appraised value of the property not less than \$142,500. The purchaser shall have the privilege and option of proceeding with consummation of the contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value nor the condition of the property. The purchaser should satisfy him/herself that the price and condition of the property are acceptable.

FHA regulations require that every application for a Firm Commitment for mortgages insurance be submitted with a Certification signed by the SELLER, the BUYER, and the BROKER involved in the transaction, that the terms of the contract for purchase are true to the best of their knowledge and belief, and any other agreement entered into by any of the parties in connection with the transaction is attached to the sales contract.

The undersigned hereby certify that in submitting this request for a Firm Commitment for mortgage insurance, that the terms of the contract for purchase dated 09/09/2021, are true to the best of their knowledge and belief, and that any other agreement entered into by any of these parties in connection with this transaction is attached to the sales contract.

Alisha Bonner dotloop verified
09/14/21 11:58 AM EDT
6004-YOQ4-0MBF-82EA

BUYER DATE

SELLER DATE

Morgen VanDenBosche dotloop verified
09/14/21 10:53 AM EDT
8UCY-GNZ6-29UN-LZ4V

SELLING AGENT DATE

KELLER WILLIAMS CITYWIDE

COMPANY NAME

Alisha Bonner dotloop verified
09/14/21 11:58 AM EDT
VJAB-XYXR-ELAA-RLYY

BUYER DATE

Steven L Leslie dotloop verified
09/21/21 4:12 PM EDT
PHHK-AMFK-QKHC-PF3R

SELLER DATE

Rakesh Banija dotloop verified
09/21/21 12:08 PM EDT
UT7N-PC4U-8ASJ-GOYV

LISTING AGENT DATE

Realty Trust Services, LLC

COMPANY NAME

Warning: Section 1010 of Title 18, U.S.C, "Federal Housing administration transaction," provides: "Whoever, for the purpose of influencing in any way the action of such Administration – makes, passes, utters, or publishes any statement knowing the same to be false – shall be fined not more than \$5,000.00 or imprisoned not more than two years, or both." Other Federal statutes provide severe penalties for any fraud as international misrepresentation made for the purpose of influencing the issuance of any guaranty or insurance or the making of a loan by the Administrator of Veterans Affairs.

LENDER REQUIRES ORIGINAL ADDENDUM



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

Property Address: 1055 Oxford Road, Cleveland Heights, OH 44121

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 buyer 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)

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


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

() 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.

 dotloop verified
09/08/21 11:01 AM EDT
KGRZ-FQIL-W20E-WTK


BUYER _____ DATE _____

 dotloop verified
03/26/21 8:00 AM EDT
CNOG-PBXI-2D5F-2JPO

SELLER _____ DATE _____
SELLER _____ DATE _____

 dotloop verified
09/08/21 10:50 AM EDT
1HMX-10Y2-11OX-TOFL

AGENT _____ DATE _____

 dotloop verified
03/26/21 4:11 PM EDT
QTBG-QNRX-6XSF-1HO4

AGENT _____ DATE _____



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).**

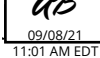
Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers 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  Date 03/26/2021

Owner's Initials  Date _____

Purchaser's Initials  Date _____

Purchaser's Initials  Date _____

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: 1055 Oxford Road, Cleveland Heights, OH 44121

Owners Name(s): Steven L Leslie

Date: 03/26/2021

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:

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

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

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

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

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

- 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? [X] Yes [] No If "Yes", please describe and indicate any repairs completed: Dehumidifier needs to run in basement in summer time. Otherwise Humidity builds up.

Owner's Initials [Signature] Date 03/26/2021

Owner's Initials [] Date

Purchaser's Initials [Signature] Date

Purchaser's Initials [] Date

Property Address 1055 Oxford Road, Cleveland Heights, OH 44121

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: Humidity will build up in summer, if dehumidifier is not ran.

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).


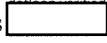
	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>



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

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

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input 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  Date 03/26/2021
Owner's Initials  Date _____

Purchaser's Initials  Date _____
Purchaser's Initials  Date _____

Property Address 1055 Oxford Road, Cleveland Heights, OH 44121

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

If "Yes", please describe: _____

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

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

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

	Yes	No	Unknown
Is the property located in a designated flood plain?	<input 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 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): _____

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) _____

List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No

If "Yes", please describe (amount) _____



M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?


- | | | | | | |
|---------------------------|--------------------------|-------------------------------------|---|--------------------------|-------------------------------------|
| | Yes | No | | Yes | No |
| 1) Boundary Agreement | <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: _____

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  Date 03/26/2021
Owner's Initials  Date _____

Purchaser's Initials  Date _____
Purchaser's Initials  Date _____

Property Address 1055 Oxford Road, Cleveland Heights, OH 44121

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: *Steven L Leslie* dotloop verified
03/26/21 8:00 AM EDT
FDZD-COAL-PQ38-SU1B

OWNER:

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

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

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

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

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

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

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: *Alisha Bonner* dotloop verified
09/08/21 11:01 AM EDT
SOSU-JPON-N1EA-0J15

PURCHASER:



Department of Commerce
Division of Real Estate & Professional Licensing



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: 1055 Oxford Rd, Cleveland Heights, OH 44121
Buyer(s): Alisha Bonner
Seller(s): Steven L Leslie

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by Mike Zinicola, Gregory Erlanger & Morgen VanDenBossche, and Keller Williams Citywide
BROKERAGE
The seller will be represented by Rakesh Baniya, and Realty Trust Services, LLC
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 principal 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

Alisha Bonner
dotloop verified 09/08/21 11:01 AM EDT SDWD-IT4K-06YX-ZV2B
BUYER/TENANT DATE

Steven L Leslie
dotloop verified 09/09/21 12:12 PM EDT 4PBD-LT81-BV14-E500
SELLER/LANDLORD DATE

BUYER/TENANT DATE

SELLER/LANDLORD DATE

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally, the principal 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 principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal 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: attorney or to:

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100



**Department
of Commerce**

Division of Real Estate
& Professional Licensing





OFFER TO PURCHASE REAL ESTATE AND ACCEPTANCE

This is a legally binding agreement. Consult with your independent legal counsel if you have questions of law.

1 BUYER: The undersigned Alisha Bonner ("BUYER") offers to buy
2 the following described property located at: 1055 Oxford Road, Cleveland Heights, OH 44121
3 _____, Ohio (the "Property"). Permanent Parcel No. 682-30-089

4 The Property, which BUYER accepts in its "AS IS" present physical condition, including any latent defects, shall include the
5 land, all appurtenant rights, privileges and easements, and all buildings and fixtures, including those presently on the Property;
6 all electrical, heating, plumbing and bathroom fixtures; all window and door shades, blinds, awnings, screens, storm windows,
7 curtain and drapery fixtures; all landscaping, disposal, smoke detectors, garage door opener(s) and all controls; and all
8 permanently attached carpeting. The following items shall also remain: satellite dish; range/oven; microwave; kitchen
9 refrigerator; dishwasher; washer; dryer; radiator covers; window air conditioner; gas grill; fireplace tools; screen;
10 glass doors; fireplace grates; all existing window treatments; ceiling fan(s); wood burner stove inserts; gas logs;
11 central air conditioning systems and condensers; and water softener. Unless specified herein, fixtures (permanently affixed
12 to the Property) are presumed to be conveyed to BUYER. This Agreement supersedes any representations in the marketing of
13 the Property, including the MLS.
14

15 Also included: _____

16 Not included: _____

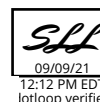
17 **SECONDARY OFFER:** This is is not a secondary offer. This secondary offer, if applicable, will become a primary contract
18 upon BUYER'S receipt of a signed copy of the release of the primary contract on or before ____/____/____. BUYER
19 shall have the right to terminate this secondary contract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

23 This offer is open for acceptance, as hereinafter defined, by SELLER on or before 6 pm on 09/09/2021.

24
25
26 **PRICE:** BUYER shall pay the sum of \$ 142500
27 payable as follows:

28
29 **Earnest Money** to be deposited in a non-interest-bearing trust
30 account with the Escrow Agent within four (4)
31 days from the date of Acceptance, as defined herein, and
32 credited against purchase price:

\$ 500 _____ 1,000 _____



- 33 wired funds to Escrow Agent
34 check to be made payable to Escrow Agent
35 note to be redeemed within four (4) days after Acceptance

36
37 Cash down payment to be deposited with Escrow Agent \$ 4,629 _____

38
39
40 Mortgage loan to be obtained by BUYER (specified below): \$ 137,871 _____

41
42 CONVENTIONAL FHA VA CASH OTHER **SELLER TO CONTRIBUTE \$5000 TOWARDS BUYERS CLOSNG COSTS**

43 The parties hereby direct the Escrow Agent to confirm receipt of Earnest Money by delivering written notice to the parties' real
44 estate agent(s) or to a party directly if they are not represented. NOTE: Ohio law requires deposits to an Escrow Agent (earnest
45 money and/or down payment) in excess of \$10,000 to be conveyed by wire transfer.
46

47 **ELECTRONIC DATA SECURITY:** Broker, its agents and employees will never request a party to wire funds or to supply personal
48 financial data, including without limitation credit or debit card or bank account numbers. The parties agree to independently
49 confirm any communications instructions, including for transfer or deposit, directly with Escrow Agent identified herein. The parties
50 hereby release all brokers and agents involved in this transaction from any and all claims, damages, and causes of action related
51 to any unlawful electronic data security access by a third party.
52

53 **FINANCING:** This offer is conditioned upon BUYER making a written application for the above mortgage loan within 5
54 days after Acceptance and using good faith efforts to obtain a written commitment for that loan on or about

09/14/2021

If BUYER does not timely obtain a written commitment, then this Agreement shall be null and void, and the parties agree to sign a mutual release authorizing the Earnest Money to be returned BUYER. In the event of a dispute regarding Earnest Money, the Escrow Agent is required by Ohio law to maintain it in its trust account until the Escrow Agent received (a) written mutual authorization of both parties specifying disbursement; or (b) a court order directing disbursement.

CLOSING: All funds and documents necessary for completion of this Agreement shall be placed in escrow with the lending institution or PATHWAY TITLE (the "Escrow Agent") on or before 10/14/2021 and title shall be transferred on or about 10/15/2021.

WALK THROUGH: BUYER and SELLER agree that BUYER may walk through the Property on or about 3 day(s) prior to title transfer solely to verify it is in the same or similar condition, absent normal wear and tear, that it was at the time of Acceptance. BUYER acknowledges and agrees BUYER may not raise any issues about the Property's condition at walk through if the condition existed when BUYER viewed or inspected it. If the walk through evidences a material adverse change in the Property's condition, BUYER shall promptly notify SELLER and Escrow Agent in writing. Thereafter, the parties shall mutually agree in writing upon an amount to be either: (1) held in escrow from SELLER'S proceeds pending correction of the material adverse change; or (2) credited to BUYER through escrow at the time of title transfer.

POSSESSION: SELLER shall deliver possession and occupancy to BUYER on or before 6:00 p.m. 0 day(s) after recording of the Deed or 10/15/2021, whichever is later. BUYER shall transfer utilities commencing on the date of possession.

TITLE: SELLER shall convey marketable title to BUYER by general warranty deed and/or fiduciary deed, if required, with release of dower, free and clear of all liens and encumbrances whatsoever, except (a) any mortgage assumed by BUYER; b) such restrictions, conditions, easements (however created) and encroachments as do not materially adversely affect the use or value of the Property; c) zoning ordinances, if any; and d) taxes and assessments, both general and special, not yet due and payable. SELLER shall furnish an Owner's Fee Policy of Title Insurance from the Escrow Agent for the purchase price with cost of the insuring premium split equally between SELLER and BUYER. SELLER shall have thirty (30) days after written notice to remove title defects. If unable to do so, BUYER may either: a) accept title subject to each defect without reduction in the purchase price; or b) terminate this Agreement. If BUYER elects to terminate this Agreement, the parties agree to sign a mutual release authorizing the Earnest Money to be returned to BUYER.

PRORATIONS: Tenant security deposits, if any, shall be credited to BUYER through escrow. Rents, if any, taxes and assessments, and homeowners association fees and assessments, if any, shall be prorated by Escrow Agent as of the date of recording of the Deed. Taxes and assessments shall be prorated based upon the latest available tax duplicate. The parties agree to consult with the Escrow Agent and/or county auditor's office about the status of the Property taxes as the latest available tax duplicate may not accurately reflect the amount of taxes owed. The parties agree to adjust directly any changes in proration when the tax duplicate for the calendar year of closing becomes available. If the Property is new construction and recently completed or in the process of completion at the time of the Agreement, then the Escrow Agent shall make a good faith estimate of taxes to be owed on the value of the improved Property to the date of title transfer and shall reserve sufficient funds in escrow from SELLER'S net proceeds to pay those taxes when they become due and payable after title transfer. Escrow Agent is instructed to release the balance of the funds on reserve upon notice from the county auditor that the taxes on the land and improvements have been paid in full to the date of title transfer. Escrow Agent shall withhold \$200 from SELLER to secure payment of final water and sewer charges, if any, and then either pay said charges or verify SELLER'S payment of them and remit any balance to SELLER. If the Property is deemed subject to any agricultural tax recoupment (C.A.U.V.), BUYER SELLER agrees to pay the amount of such recoupment.

CHARGES/ESCROW INSTRUCTIONS: This Agreement shall be used as escrow instructions subject to the Escrow Agent's standard conditions of acceptance that are not inconsistent with this Agreement. SELLER shall pay the following costs through escrow: a) real estate transfer tax; b) any amount required to discharge any mortgage, lien or encumbrance not assumed by BUYER; c) title exam and one-half the cost of insuring premium for Owners Fee Policy of Title Insurance; d) prorations due BUYER; e) Broker's commissions; f) one-half of the escrow; and g) other _____ (unless VA/FHA regulations prohibit payment of escrow fees by BUYER, in which case SELLER shall pay the entire escrow fee). SELLER shall pay directly all utility charges to the date of title transfer or date of possession, whichever is later. Tenant security deposits, if any, shall be credited in escrow to BUYER.

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

BUYER acknowledges the availability of a limited home warranty with a deductible paid by BUYER which will will not be provided from _____ at a cost of \$_____, and which shall be charged to SELLER BUYER through escrow at title transfer. The parties acknowledge that the limited home warranty does not cover pre-existing defects in the Property and that Broker may receive a fee from the warranty provider.

INSPECTION: This Agreement shall be subject to the inspection(s) elected below, which shall be conducted by an independent professional inspector of BUYER'S choice within the specified number of days from the date of Acceptance, as herein defined.

118 BUYER acknowledges that waiver of any inspection or evaluation of the Property is against the advice of BUYER'S broker and
 119 agents. BUYER acknowledges and agrees (a) real property may have defects and conditions, including those which are not
 120 readily apparent; (b) BUYER is exclusively responsible for personally inspecting and evaluating the Property, including its
 121 condition and systems, as well as retaining independent professionals to do so on BUYER'S behalf; (c) BUYER shall directly
 122 consult public records and local and county government about the Property, including without limitation as to BUYER'S intended
 123 use; (d) BUYER shall carefully review SELLER's representations and disclosures and inquire of SELLER if BUYER has questions
 124 or concerns. BUYER agrees to hold the broker(s) and agents involved in this Agreement harmless from any and all claims,
 125 actions, injuries or damages relating to the Property after title transfer. **NOTE:** Inspections required by any state, county, local
 126 government, and/or VA/FHA, including the FHA appraisal, do not replace the need for BUYER'S own inspections.

CHOICE		INSPECTION	EXPENSE	
Yes	No		BUYER	SELLER
<input checked="" type="checkbox"/>	<input type="checkbox"/>	GENERAL HOME _____ days	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	SEPTIC SYSTEM _____ days	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	WATER POTABILITY _____ days	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	WELL FLOW RATE _____ days	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	RADON _____ days	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	OTHER _____ days (specify)	<input type="checkbox"/>	<input type="checkbox"/>

139 **WAIVER:** _____ (initials) BUYER expressly waives each and every professional inspection above to which BUYER
 140 has not indicated "YES." BUYER's failure to perform any elected inspection shall be deemed a waiver of such inspection and
 141 absolute acceptance of the Property by BUYER in its "AS IS" condition.

143 **Within three (3) days after completion of the last inspection elected above,** BUYER shall choose one of the following options:
 144 (a) remove the inspection contingency and accept the Property in its "AS IS" condition; (b) accept the Property subject to
 145 SELLER's agreement to repair specific conditions or defects that have been identified in a written inspection report by a
 146 professional contractor at SELLER'S expense; or (c) terminate this AGREEMENT if written inspection report(s) identify material
 147 latent defects not previously disclosed in writing by SELLER and/or any Broker or agent.


149 If the Property is accepted in its "AS IS" present physical condition, BUYER shall sign an Amendment to Purchase Agreement
 150 removing the inspection contingencies and this Agreement will proceed in full force and effect. If the Property is accepted subject
 151 to SELLER repairing specific defects, BUYER shall provide to SELLER a copy of the inspection report(s) and sign an Amendment
 152 to Purchase Agreement removing the inspection contingency and identifying the defects which are to be repaired. SELLER and
 153 BUYER shall have three (3) days from SELLER'S receipt of the written list of defects and the inspection report(s) to agree in
 154 writing which defects, if any, will be corrected at SELLER'S expense. If a written Agreement is not signed by both parties within
 155 those three (3) days, then this Agreement shall be null and void and SELLER and BUYER agree to sign a mutual release. If
 156 BUYER elects to terminate this Agreement based upon newly discovered material latent defects in the Property, then BUYER
 157 shall provide a copy of the written inspection report to SELLER and both parties agree to promptly sign a mutual release. Upon
 158 signing of a mutual release by SELLER and BUYER, the earnest money deposit shall be returned to BUYER and the parties and
 159 the brokers and agents involved in this Agreement shall have no further liability to one another.

161 The parties may agree in writing to extend dates for inspections, repairs, or the deadline for exercising their right to terminate the
 162 Agreement. SELLER shall provide reasonable access to the Property for review of any repairs made by SELLER.

164 Yes No
 165 **PEST/WOOD DESTROYING INSECTS:** An inspection of all structures on the Property shall be made by a
 166 professional inspector or exterminating agency of BUYER'S or SELLER'S choice at BUYER'S SELLER'S expense and
 167 such agency's written report shall be made available to BUYER before closing. If such report shows existing infestation or damage
 168 by pests, termites or wood destroying insects, treatment of the condition shall be made by a licensed exterminating agency which
 169 shall furnish a certificate of guarantee for a period of at least one year in the case of termites and a certificate of guarantee for a
 170 period of at least sixty (60) days in the case of wood destroying insects. All repairs and treatment expense shall be paid by
 171 BUYER SELLER (unless FHA/VA regulations prohibit payment by BUYER, in which case SELLER shall pay the cost.) This
 172 Agreement may be terminated by the party paying for the repair and treatment if the cost exceeds \$500.00.

174 Yes No
 175 **LEAD BASED PAINT:** BUYER shall have the right to have a risk assessment or inspection of the Property by
 176 a qualified inspector, for the presence of lead-based paint and/or lead based paint hazards at BUYER'S expense within ten (10)
 177 days after formation of a binding AGREEMENT. **See EPA pamphlet "Protect Your Family from Lead in Your Home" for**
 178 **important information.** In the event existing deficiencies or corrections are identified by the inspector in a written report, then
 179 BUYER shall have the right to terminate the Agreement or request that SELLER repair the specific existing deficiencies noted on
 180 the written inspection report. In that event, BUYER agrees to immediately provide SELLER with a copy of the written inspection
 181 and/or risk assessment report. Upon receipt of the inspection report and BUYER'S request of repairs, SELLER will have the
 182 option to either agree to correct the deficiencies identified in the inspector's written report or decline to do any repairs. If SELLER


183 elects to correct the deficiencies, SELLER agrees to provide to BUYER prior to title transfer with a certificate from a qualified risk
184 assessor or inspector demonstrating that the deficiencies have been remedied. If SELLER declines to correct the deficiencies,
185 BUYER may elect to terminate the Agreement or accept the Property in its "AS IS" condition. BUYER may remove this right of
186 inspection at any time without SELLER'S consent.

187
188 BUYER has  (BUYER'S initials) received a copy of the EPA pamphlet entitled "PROTECT YOUR FAMILY FROM
189 LEAD IN YOUR HOME" and a copy of the "DISCLOSURE ON LEAD-BASED PAINT AND/OR LEAD BASED PAINT HAZARDS."
190

191 BUYER HAS NOT _____ (BUYER'S initials) received a copy of the EPA pamphlet entitled "PROTECT YOUR FAMILY
192 FROM LEAD IN YOUR HOME" and a copy of the "DISCLOSURE ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT
193 HAZARDS (disclosure form)." This offer is subject to the SELLER completing the disclosure form and BUYER'S review and
194 approval of the information contained on the disclosure form within _____ days from receipt.
195

196 **MEGAN'S LAW:** SELLER represents that SELLER has disclosed to BUYER all notices received from the local sheriff pursuant
197 to Ohio's sex offender notification law. BUYER acknowledges that such information may no longer be accurate and agrees to
198 inquire directly with the local sheriff's office or the Ohio Attorney General's office about sex offender registration.
199

200 **CONDITION OF PROPERTY:** BUYER has examined the Property and agrees that the Property is being purchased in its "AS
201 IS" PRESENT PHYSICAL CONDITION, including any latent defects and defects disclosed by the SELLER on the State of Ohio
202 Residential Property Disclosure Form. SELLER agrees to notify BUYER in writing of any additional defects or disclosure items
203 that arise between the date of Acceptance and the date of recording of the deed.
204

205 BUYER HAS  (BUYER'S initials) received SELLER's Ohio Residential Property Disclosure Form prior to
206 signing this offer.
207

208 BUYER HAS NOT _____ (BUYER'S initials) received SELLER's Ohio Residential Property Disclosure Form and
209 this offer is subject to BUYER'S review and approval of SELLER's Ohio Residential Property Disclosure Form within _____
210 days from BUYER's receipt.
211

212 SELLER shall pay all costs for the repair of any gas line leak found between the street and foundation at the time of transfer of
213 utilities. SELLER shall comply with any and all governmental point of sale laws and/or ordinances. SELLER represents that
214 SELLER has not received any notices from government agencies about building code and/or health and safety violations except
215 as disclosed by SELLER. If applicable, BUYER and SELLER shall have _____ days after receipt by BUYER of all notices to
216 agree in writing which party will be responsible for the correction of any building code or health violation(s). If BUYER and SELLER
217 cannot agree in writing in that time period, this Agreement may be declared null and void by either party.
218

219 **REPRESENTATIONS AND DISCLAIMERS:** The parties agree that SELLER has completed the Ohio Residential Property
220 Disclosure Form and otherwise disclosed all about material conditions and defects affecting the Property. The parties hereby
221 agree to release and to indemnify and hold the Broker(s) and their agents harmless from any and all claims, actions, injuries or
222 damages relating to the Property, including any misrepresentations or omissions of SELLER. BUYER acknowledges and agrees
223 that the Broker(s) and agents do not verify or investigate SELLER'S disclosures, including those made on the Ohio Residential
224 Property Disclosure. BUYER has not relied on any verbal or written representation of any broker or agent about the Property,
225 including without limitation its features, characteristics, improvements, fitness, use, value, or condition, square footage, zoning,
226 lot dimensions, mold, structure, soils, homeowners' fees, public and private assessments, utilities, taxes, or special assessments
227 except as listed below: (BUYER must specify:)
228
229

230 NONE

231 **DAMAGE:** If improvements to the Property are destroyed or damaged in excess of ten percent (10%) of the purchase price
232 before title transfer, then BUYER may either accept the insurance proceeds for said damage and complete this transaction or
233 terminate this Agreement and receive the return of all deposits made. If such damage is less than ten percent of the purchase
234 price, then SELLER shall restore the Property to its prior condition.
235

236 **BINDING AGREEMENT:** For purposes of this Agreement, "Days" shall be defined as calendar days. "Acceptance" shall occur
237 when the latter of the parties signs this Agreement without making material change and then delivers either written or verbal
238 notice of such signature(s) to the other party or that party's agent. It is agreed and understood that the brokers and agents in
239 this transaction do not have authority to bind buyer or seller to the purchase or sale of the Property. Upon Acceptance, this offer
240 and all attachments and addenda, shall become an Agreement binding on the parties, their heirs, executors, administrators, and
241 assigns. The terms, covenants, conditions, and provisions of this Agreement to be performed by SELLER shall survive delivery
242 and recording of the Deed. THIS IS A LEGALLY BINDING AGREEMENT. PARTIES SHOULD DIRECT QUESTIONS ABOUT
243 IT TO THEIR INDEPENDENT LEGAL COUNSEL.
244

245 **ADDENDA AND RELATED DOCUMENTS:** State of Ohio Agency Disclosure Form Ohio Residential Property Disclosure
246 VA Financing Addendum FHA Financing Addendum FHA Notice "For Your Protection, Get a Home Inspection"

247 Condominium Addendum House Sale Contingency Addendum House Sale Concurrency Addendum Lead Based Paint
248 Addendum

249 Other _____
250 _____

The terms and conditions of any addenda supersede any conflicting terms of the Agreement.

251

<i>Alisha Bonner</i>	dotloop verified 09/08/21 11:01 AM EDT KVEO-CIW8-U4F3-D3IZ
----------------------	---

252 _____
253 _____
254 (BUYER) Date (ADDRESS AND ZIP CODE) (E-MAIL ADDRESS)

255 _____
256 _____
257 _____
258 (BUYER) Date (TELEPHONE) (E-MAIL ADDRESS)
259 _____

260 **EARNEST MONEY DEPOSIT RECEIPT:** In the event that BUYER is not making Earnest Money deposit directly to Escrow
261 Agent, receipt is hereby acknowledged of a check payable to Escrow Agent for the earnest money; (OR) note for Earnest
262 Money.

263 By: Morgen VanDenBossche Office: Keller Williams Citywide Phone: 440.892.2211
264 _____
265 _____

266 **ACCEPTANCE:** SELLER accepts the above offer and irrevocably instructs the Escrow Agent to pay from SELLER'S proceeds
267 a commission of three/two percent (3/2 %) of the purchase price to
268 Broker at (address) _____ and
269 _____ percent (_____ %) of the purchase price to
270 _____ (cooperating broker, if any, at the following address)
271 _____

272

<i>Steven L Leslie</i>	dotloop verified 09/09/21 12:12 PM EDT NJ17-DFMS-XPX8-NIPW
------------------------	--

273 _____
274 (SELLER) Date (ADDRESS AND ZIP CODE) (E-MAIL ADDRESS)

275 _____
276 _____
277 (SELLER) Date (TELEPHONE) (E-MAIL ADDRESS)
278 _____

279 *The following information is provided for multiple listing services use and will be completed by the Broker(s) or their agents and*
280 *is not part of the terms of the Agreement.*

281 _____
282 Rakesh Baniya _____
283 (Listing agent name) (Listing agent license #)
284 _____
285 Realty Trust Services, LLC _____
286 (Listing broker name) (Listing broker office #)
287 Greg Erlanger / The EZ Sales Team _____
288 (Selling agent name) (Selling agent license #)
289 Crocker Realty Group, LLC dba Keller Williams Citywide _____
290 _____
291 Crocker Realty Group, LLC, dba Keller Williams CityWide _____
292 _____
293 _____

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

Property Address: 1055 Oxford Road, Cleveland Heights, OH 44121

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 buyer 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)

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


()  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.

 dotloop verified 09/08/21 11:01 AM EDT KGRZ-FQIL-W20E-WTK


BUYER DATE

 dotloop verified 03/26/21 8:00 AM EDT CNOG-PBXI-2D5F-2JPO

SELLER DATE

 dotloop verified 09/08/21 10:50 AM EDT 1HMX-10Y2-11OX-TOFL

AGENT DATE

 dotloop verified 03/26/21 4:11 PM EDT QTBG-QNRX-6XSF-1HO4

AGENT DATE



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  Date 03/26/2021

Owner's Initials  Date _____

Purchaser's Initials  Date _____

Purchaser's Initials  Date _____

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: 1055 Oxford Road, Cleveland Heights, OH 44121

Owners Name(s): Steven L Leslie

Date: 03/26/2021

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:

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

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

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

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

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

- 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? [X] Yes [] No If "Yes", please describe and indicate any repairs completed: Dehumidifier needs to run in basement in summer time. Otherwise Humidity builds up.

Owner's Initials [Signature] Date 03/26/2021

Owner's Initials [] Date

Purchaser's Initials [Signature] Date

Purchaser's Initials [] Date

Property Address 1055 Oxford Road, Cleveland Heights, OH 44121

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: Humidity will build up in summer, if dehumidifier is not ran.

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).


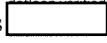
	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>



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

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

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input 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  Date 03/26/2021
Owner's Initials  Date _____

Purchaser's Initials  Date _____
Purchaser's Initials  Date _____

Property Address 1055 Oxford Road, Cleveland Heights, OH 44121

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) _____

List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No

If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

- | | | | | | |
|---------------------------|--------------------------|-------------------------------------|---|--------------------------|-------------------------------------|
| | Yes | No | | Yes | No |
| 1) Boundary Agreement | <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: _____

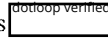
N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:

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  Date 03/26/2021

Owner's Initials Date _____

Purchaser's Initials  Date _____

Purchaser's Initials  Date _____

Property Address 1055 Oxford Road, Cleveland Heights, OH 44121

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: *Steven L Leslie* dotloop verified
03/26/21 8:00 AM EDT
FDZD-COAL-PQ38-SU1B

OWNER:

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

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

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

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

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

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

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: *Alisha Bonner* dotloop verified
09/08/21 11:01 AM EDT
SOSU-JPON-N1EA-0J15

PURCHASER:



Department of Commerce

Division of Real Estate & Professional Licensing



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: 1055 Oxford Rd, Cleveland Heights, OH 44121
Buyer(s): Alisha Bonner
Seller(s): Steven L Leslie

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by Mike Zinicola, Gregory Erlanger & Morgen VanDenBossche, and Keller Williams Citywide BROKERAGE
The seller will be represented by Rakesh Baniya AGENT(S), and Realty Trust Services, LLC 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 principal 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

Alisha Bonner dotloop verified 09/08/21 11:01 AM EDT SDWD-IT4K-06YX-2V2B
BUYER/TENANT DATE

Steven L Leslie dotloop verified 09/09/21 12:12 PM EDT 4PBD-LT81-BV14-E50Q
SELLER/LANDLORD DATE

BUYER/TENANT DATE

SELLER/LANDLORD DATE

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally, the principal 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 principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal 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: attorney or to:

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100



**Department
of Commerce**

Division of Real Estate
& Professional Licensing





OFFER TO PURCHASE REAL ESTATE AND ACCEPTANCE

This is a legally binding agreement. Consult with your independent legal counsel if you have questions of law.

1 BUYER: The undersigned Alisha Bonner ("BUYER") offers to buy
2 the following described property located at: 1055 Oxford Road, Cleveland Heights, OH 44121
3 _____, Ohio (the "Property"). Permanent Parcel No. 682-30-089

4 The Property, which BUYER accepts in its "AS IS" present physical condition, including any latent defects, shall include the
5 land, all appurtenant rights, privileges and easements, and all buildings and fixtures, including those presently on the Property;
6 all electrical, heating, plumbing and bathroom fixtures; all window and door shades, blinds, awnings, screens, storm windows,
7 curtain and drapery fixtures; all landscaping, disposal, smoke detectors, garage door opener(s) and all controls; and all
8 permanently attached carpeting. The following items shall also remain: satellite dish; range/oven; microwave; kitchen
9 refrigerator; dishwasher; washer; dryer; radiator covers; window air conditioner; gas grill; fireplace tools; screen;
10 glass doors; fireplace grates; all existing window treatments; ceiling fan(s); wood burner stove inserts; gas logs;
11 central air conditioning systems and condensers; and water softener. Unless specified herein, fixtures (permanently affixed
12 to the Property) are presumed to be conveyed to BUYER. This Agreement supersedes any representations in the marketing of
13 the Property, including the MLS.

14 Also included: _____
15

16 Not included: _____

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

22 This offer is open for acceptance, as hereinafter defined, by SELLER on or before 6 pm on 09/09/2021.

23 **PRICE:** BUYER shall pay the sum of \$ 142500
24 payable as follows:

25 **Earnest Money** to be deposited in a non-interest-bearing trust
26 account with the Escrow Agent within four (4)
27 days from the date of Acceptance, as defined herein, and
28 credited against purchase price:

\$ 500 1,000
09/09/21 12:12 PM EDT
dotloop verified

- 29 wired funds to Escrow Agent
- 30 check to be made payable to Escrow Agent
- 31 note to be redeemed within four (4) days after Acceptance

32 Cash down payment to be deposited with Escrow Agent \$ 4,629

33 Mortgage loan to be obtained by BUYER (specified below): \$ 137,871

34 CONVENTIONAL FHA VA CASH OTHER SELLER TO CONTRIBUTE \$5000 TOWARDS BUYERS CLOSNG COSTS

35 The parties hereby direct the Escrow Agent to confirm receipt of Earnest Money by delivering written notice to the parties' real
36 estate agent(s) or to a party directly if they are not represented. NOTE: Ohio law requires deposits to an Escrow Agent (earnest
37 money and/or down payment) in excess of \$10,000 to be conveyed by wire transfer.

38 **ELECTRONIC DATA SECURITY:** Broker, its agents and employees will never request a party to wire funds or to supply personal
39 financial data, including without limitation credit or debit card or bank account numbers. The parties agree to independently
40 confirm any communications instructions, including for transfer or deposit, directly with Escrow Agent identified herein. The parties
41 hereby release all brokers and agents involved in this transaction from any and all claims, damages, and causes of action related
42 to any unlawful electronic data security access by a third party.

43 **FINANCING:** This offer is conditioned upon BUYER making a written application for the above mortgage loan within 5
44 days after Acceptance and using good faith efforts to obtain a written commitment for that loan on or about

55 09/14/2021 If BUYER does not timely obtain a written commitment, then this Agreement shall be null and void,
56 and the parties agree to sign a mutual release authorizing the Earnest Money to be returned BUYER. In the event of a dispute
57 regarding Earnest Money, the Escrow Agent is required by Ohio law to maintain it in its trust account until the Escrow Agent
58 received (a) written mutual authorization of both parties specifying disbursement; or (b) a court order directing disbursement.
59

60 **CLOSING:** All funds and documents necessary for completion of this Agreement shall be placed in escrow with the lending
61 institution or PATHWAY TITLE (the "Escrow Agent") on or before 10/14/2021 and title shall
62 be transferred on or about 10/15/2021.

63 **WALK THROUGH:** BUYER and SELLER agree that BUYER may walk through the Property on or about 3 day(s) prior to
64 title transfer solely to verify it is in the same or similar condition, absent normal wear and tear, that it was at the time of Acceptance.
65 BUYER acknowledges and agrees BUYER may not raise any issues about the Property's condition at walk through if the condition
66 existed when BUYER viewed or inspected it. If the walk through evidences a material adverse change in the Property's condition,
67 BUYER shall promptly notify SELLER and Escrow Agent in writing. Thereafter, the parties shall mutually agree in writing upon
68 an amount to be either: (1) held in escrow from SELLER'S proceeds pending correction of the material adverse change; or (2)
69 credited to BUYER through escrow at the time of title transfer.
70

71 **POSSESSION:** SELLER shall deliver possession and occupancy to BUYER on or before 6:00 p.m. 0 day(s) after recording
72 of the Deed or 10/15/2021, whichever is later. BUYER shall transfer utilities commencing on the date of possession.

73 **TITLE:** SELLER shall convey marketable title to BUYER by general warranty deed and/or fiduciary deed, if required, with release
74 of dower, free and clear of all liens and encumbrances whatsoever, except (a) any mortgage assumed by BUYER; b) such
75 restrictions, conditions, easements (however created) and encroachments as do not materially adversely affect the use or value
76 of the Property; c) zoning ordinances, if any; and d) taxes and assessments, both general and special, not yet due and payable.
77 SELLER shall furnish an Owner's Fee Policy of Title Insurance from the Escrow Agent for the purchase price with cost of the
78 insuring premium split equally between SELLER and BUYER. SELLER shall have thirty (30) days after written notice to remove
79 title defects. If unable to do so, BUYER may either: a) accept title subject to each defect without reduction in the purchase
80 price; or b) terminate this Agreement. If BUYER elects to terminate this Agreement, the parties agree to sign a mutual release
81 authorizing the Earnest Money to be returned to BUYER.
82

83 **PRORATIONS:** Tenant security deposits, if any, shall be credited to BUYER through escrow. Rents, if any, taxes and
84 assessments, and homeowners association fees and assessments, if any, shall be prorated by Escrow Agent as of the date of
85 recording of the Deed. Taxes and assessments shall be prorated based upon the latest available tax duplicate. The parties agree
86 to consult with the Escrow Agent and/or county auditor's office about the status of the Property taxes as the latest available tax
87 duplicate may not accurately reflect the amount of taxes owed. The parties agree to adjust directly any changes in proration when
88 the tax duplicate for the calendar year of closing becomes available. If the Property is new construction and recently completed
89 or in the process of completion at the time of the Agreement, then the Escrow Agent shall make a good faith estimate of taxes to
90 be owed on the value of the improved Property to the date of title transfer and shall reserve sufficient funds in escrow from
91 SELLER'S net proceeds to pay those taxes when they become due and payable after title transfer. Escrow Agent is instructed
92 to release the balance of the funds on reserve upon notice from the county auditor that the taxes on the land and improvements
93 have been paid in full to the date of title transfer. Escrow Agent shall withhold \$200 from SELLER to secure payment of
94 final water and sewer charges, if any, and then either pay said charges or verify SELLER'S payment of them and remit any
95 balance to SELLER. If the Property is deemed subject to any agricultural tax recoupment (C.A.U.V.), BUYER SELLER agrees
96 to pay the amount of such recoupment.
97

98 **CHARGES/ESCROW INSTRUCTIONS:** This Agreement shall be used as escrow instructions subject to the Escrow Agent's
99 standard conditions of acceptance that are not inconsistent with this Agreement. SELLER shall pay the following costs through
100 escrow: a) real estate transfer tax; b) any amount required to discharge any mortgage, lien or encumbrance not assumed by
101 BUYER; c) title exam and one-half the cost of insuring premium for Owners Fee Policy of Title Insurance; d) prorations due
102 BUYER; e) Broker's commissions; f) one-half of the escrow; and g) other _____
103 (unless VA/FHA regulations prohibit payment of escrow fees by BUYER, in which case SELLER shall pay the entire escrow fee).
104 SELLER shall pay directly all utility charges to the date of title transfer or date of possession, whichever is later. Tenant security
105 deposits, if any, shall be credited in escrow to BUYER.
106

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

111 BUYER acknowledges the availability of a limited home warranty with a deductible paid by BUYER which will will not be
112 provided from _____ at a cost of \$_____, and which shall be charged to
113 SELLER BUYER through escrow at title transfer. The parties acknowledge that the limited home warranty does not cover
114 pre-existing defects in the Property and that Broker may receive a fee from the warranty provider.
115

116 **INSPECTION:** This Agreement shall be subject to the inspection(s) elected below, which shall be conducted by an independent
117 professional inspector of BUYER'S choice within the specified number of days from the date of Acceptance, as herein defined.

118 BUYER acknowledges that waiver of any inspection or evaluation of the Property is against the advice of BUYER'S broker and
119 agents. BUYER acknowledges and agrees (a) real property may have defects and conditions, including those which are not
120 readily apparent; (b) BUYER is exclusively responsible for personally inspecting and evaluating the Property, including its
121 condition and systems, as well as retaining independent professionals to do so on BUYER'S behalf; (c) BUYER shall directly
122 consult public records and local and county government about the Property, including without limitation as to BUYER'S intended
123 use; (d) BUYER shall carefully review SELLER's representations and disclosures and inquire of SELLER if BUYER has questions
124 or concerns. BUYER agrees to hold the broker(s) and agents involved in this Agreement harmless from any and all claims,
125 actions, injuries or damages relating to the Property after title transfer. **NOTE:** Inspections required by any state, county, local
126 government, and/or VA/FHA, including the FHA appraisal, do not replace the need for BUYER'S own inspections.

CHOICE	INSPECTION	EXPENSE	
		BUYER	SELLER
129 Yes No			
130 <input checked="" type="checkbox"/> <input type="checkbox"/>	GENERAL HOME _____ days	<input checked="" type="checkbox"/>	<input type="checkbox"/>
131 <input type="checkbox"/> <input checked="" type="checkbox"/>	SEPTIC SYSTEM _____ days	<input type="checkbox"/>	<input type="checkbox"/>
132 <input type="checkbox"/> <input checked="" type="checkbox"/>	WATER POTABILITY _____ days	<input type="checkbox"/>	<input type="checkbox"/>
133 <input type="checkbox"/> <input checked="" type="checkbox"/>	WELL FLOW RATE _____ days	<input type="checkbox"/>	<input type="checkbox"/>
134 <input type="checkbox"/> <input checked="" type="checkbox"/>	RADON _____ days	<input type="checkbox"/>	<input type="checkbox"/>
135 <input type="checkbox"/> <input checked="" type="checkbox"/>	OTHER _____ days (specify)	<input type="checkbox"/>	<input type="checkbox"/>

139 **WAIVER:** _____ (initials) BUYER expressly waives each and every professional inspection above to which BUYER
140 has not indicated "YES." BUYER's failure to perform any elected inspection shall be deemed a waiver of such inspection and
141 absolute acceptance of the Property by BUYER in its "AS IS" condition.

143 **Within three (3) days after completion of the last inspection elected above,** BUYER shall choose one of the following options:
144 (a) remove the inspection contingency and accept the Property in its "AS IS" condition; (b) accept the Property subject to
145 SELLER's agreement to repair specific conditions or defects that have been identified in a written inspection report by a
146 professional contractor at SELLER'S expense; or (c) terminate this AGREEMENT if written inspection report(s) identify material
147 latent defects not previously disclosed in writing by SELLER and/or any Broker or agent.


149 If the Property is accepted in its "AS IS" present physical condition, BUYER shall sign an Amendment to Purchase Agreement
150 removing the inspection contingencies and this Agreement will proceed in full force and effect. If the Property is accepted subject
151 to SELLER repairing specific defects, BUYER shall provide to SELLER a copy of the inspection report(s) and sign an Amendment
152 to Purchase Agreement removing the inspection contingency and identifying the defects which are to be repaired. SELLER and
153 BUYER shall have three (3) days from SELLER'S receipt of the written list of defects and the inspection report(s) to agree in
154 writing which defects, if any, will be corrected at SELLER'S expense. If a written Agreement is not signed by both parties within
155 those three (3) days, then this Agreement shall be null and void and SELLER and BUYER agree to sign a mutual release. If
156 BUYER elects to terminate this Agreement based upon newly discovered material latent defects in the Property, then BUYER
157 shall provide a copy of the written inspection report to SELLER and both parties agree to promptly sign a mutual release. Upon
158 signing of a mutual release by SELLER and BUYER, the earnest money deposit shall be returned to BUYER and the parties and
159 the brokers and agents involved in this Agreement shall have no further liability to one another.

161 The parties may agree in writing to extend dates for inspections, repairs, or the deadline for exercising their right to terminate the
162 Agreement. SELLER shall provide reasonable access to the Property for review of any repairs made by SELLER.

164 Yes No
165 **PEST/WOOD DESTROYING INSECTS:** An inspection of all structures on the Property shall be made by a
166 professional inspector or exterminating agency of BUYER'S or SELLER'S choice at BUYER'S SELLER'S expense and
167 such agency's written report shall be made available to BUYER before closing. If such report shows existing infestation or damage
168 by pests, termites or wood destroying insects, treatment of the condition shall be made by a licensed exterminating agency which
169 shall furnish a certificate of guarantee for a period of at least one year in the case of termites and a certificate of guarantee for a
170 period of at least sixty (60) days in the case of wood destroying insects. All repairs and treatment expense shall be paid by
171 BUYER SELLER (unless FHA/VA regulations prohibit payment by BUYER, in which case SELLER shall pay the cost.) This
172 Agreement may be terminated by the party paying for the repair and treatment if the cost exceeds \$500.00.

174 Yes No
175 **LEAD BASED PAINT:** BUYER shall have the right to have a risk assessment or inspection of the Property by
176 a qualified inspector, for the presence of lead-based paint and/or lead based paint hazards at BUYER'S expense within ten (10)
177 days after formation of a binding AGREEMENT. **See EPA pamphlet "Protect Your Family from Lead in Your Home" for**
178 **important information.** In the event existing deficiencies or corrections are identified by the inspector in a written report, then
179 BUYER shall have the right to terminate the Agreement or request that SELLER repair the specific existing deficiencies noted on
180 the written inspection report. In that event, BUYER agrees to immediately provide SELLER with a copy of the written inspection
181 and/or risk assessment report. Upon receipt of the inspection report and BUYER'S request of repairs, SELLER will have the
182 option to either agree to correct the deficiencies identified in the inspector's written report or decline to do any repairs. If SELLER


183 elects to correct the deficiencies, SELLER agrees to provide to BUYER prior to title transfer with a certificate from a qualified risk
184 assessor or inspector demonstrating that the deficiencies have been remedied. If SELLER declines to correct the deficiencies,
185 BUYER may elect to terminate the Agreement or accept the Property in its "AS IS" condition. BUYER may remove this right of
186 inspection at any time without SELLER'S consent.

187
188 BUYER has  (BUYER'S initials) received a copy of the EPA pamphlet entitled "PROTECT YOUR FAMILY FROM
189 LEAD IN YOUR HOME" and a copy of the "DISCLOSURE ON LEAD-BASED PAINT AND/OR LEAD BASED PAINT HAZARDS."
190

191 BUYER HAS NOT _____ (BUYER'S initials) received a copy of the EPA pamphlet entitled "PROTECT YOUR FAMILY
192 FROM LEAD IN YOUR HOME" and a copy of the "DISCLOSURE ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT
193 HAZARDS (disclosure form)." This offer is subject to the SELLER completing the disclosure form and BUYER'S review and
194 approval of the information contained on the disclosure form within _____ days from receipt.
195

196 **MEGAN'S LAW:** SELLER represents that SELLER has disclosed to BUYER all notices received from the local sheriff pursuant
197 to Ohio's sex offender notification law. BUYER acknowledges that such information may no longer be accurate and agrees to
198 inquire directly with the local sheriff's office or the Ohio Attorney General's office about sex offender registration.
199

200 **CONDITION OF PROPERTY:** BUYER has examined the Property and agrees that the Property is being purchased in its "AS
201 IS" PRESENT PHYSICAL CONDITION, including any latent defects and defects disclosed by the SELLER on the State of Ohio
202 Residential Property Disclosure Form. SELLER agrees to notify BUYER in writing of any additional defects or disclosure items
203 that arise between the date of Acceptance and the date of recording of the deed.
204

205 BUYER HAS  (BUYER'S initials) received SELLER's Ohio Residential Property Disclosure Form prior to
206 signing this offer.
207

208 BUYER HAS NOT _____ (BUYER'S initials) received SELLER's Ohio Residential Property Disclosure Form and
209 this offer is subject to BUYER'S review and approval of SELLER's Ohio Residential Property Disclosure Form within _____
210 days from BUYER's receipt.
211

212 SELLER shall pay all costs for the repair of any gas line leak found between the street and foundation at the time of transfer of
213 utilities. SELLER shall comply with any and all governmental point of sale laws and/or ordinances. SELLER represents that
214 SELLER has not received any notices from government agencies about building code and/or health and safety violations except
215 as disclosed by SELLER. If applicable, BUYER and SELLER shall have _____ days after receipt by BUYER of all notices to
216 agree in writing which party will be responsible for the correction of any building code or health violation(s). If BUYER and SELLER
217 cannot agree in writing in that time period, this Agreement may be declared null and void by either party.
218

219 **REPRESENTATIONS AND DISCLAIMERS:** The parties agree that SELLER has completed the Ohio Residential Property
220 Disclosure Form and otherwise disclosed all about material conditions and defects affecting the Property. The parties hereby
221 agree to release and to indemnify and hold the Broker(s) and their agents harmless from any and all claims, actions, injuries or
222 damages relating to the Property, including any misrepresentations or omissions of SELLER. BUYER acknowledges and agrees
223 that the Broker(s) and agents do not verify or investigate SELLER'S disclosures, including those made on the Ohio Residential
224 Property Disclosure. BUYER has not relied on any verbal or written representation of any broker or agent about the Property,
225 including without limitation its features, characteristics, improvements, fitness, use, value, or condition, square footage, zoning,
226 lot dimensions, mold, structure, soils, homeowners' fees, public and private assessments, utilities, taxes, or special assessments
227 except as listed below: (BUYER must specify:)
228
229

230 NONE

231 **DAMAGE:** If improvements to the Property are destroyed or damaged in excess of ten percent (10%) of the purchase price
232 before title transfer, then BUYER may either accept the insurance proceeds for said damage and complete this transaction or
233 terminate this Agreement and receive the return of all deposits made. If such damage is less than ten percent of the purchase
234 price, then SELLER shall restore the Property to its prior condition.
235

236 **BINDING AGREEMENT:** For purposes of this Agreement, "Days" shall be defined as calendar days. "Acceptance" shall occur
237 when the latter of the parties signs this Agreement without making material change and then delivers either written or verbal
238 notice of such signature(s) to the other party or that party's agent. It is agreed and understood that the brokers and agents in
239 this transaction do not have authority to bind buyer or seller to the purchase or sale of the Property. Upon Acceptance, this offer
240 and all attachments and addenda, shall become an Agreement binding on the parties, their heirs, executors, administrators, and
241 assigns. The terms, covenants, conditions, and provisions of this Agreement to be performed by SELLER shall survive delivery
242 and recording of the Deed. THIS IS A LEGALLY BINDING AGREEMENT. PARTIES SHOULD DIRECT QUESTIONS ABOUT
243 IT TO THEIR INDEPENDENT LEGAL COUNSEL.
244

245 **ADDENDA AND RELATED DOCUMENTS:** State of Ohio Agency Disclosure Form Ohio Residential Property Disclosure
246 VA Financing Addendum FHA Financing Addendum FHA Notice "For Your Protection, Get a Home Inspection"

247 Condominium Addendum House Sale Contingency Addendum House Sale Concurrency Addendum Lead Based Paint
248 Addendum
249 Other _____

250 The terms and conditions of any addenda supersede any conflicting terms of the Agreement.

251

<i>Alisha Bonner</i>	dotloop verified 09/08/21 11:01 AM EDT KVEO-CIW8-U4F3-D3IZ		alisha_bonner2002@yahoo.com
----------------------	---	--	-----------------------------

252 (BUYER) Date (ADDRESS AND ZIP CODE) (E-MAIL ADDRESS)
253

254
255
256

		2167609314	
--	--	------------	--

257 (BUYER) Date (TELEPHONE) (E-MAIL ADDRESS)
258
259

260 **EARNEST MONEY DEPOSIT RECEIPT:** In the event that BUYER is not making Earnest Money deposit directly to Escrow
261 Agent, receipt is hereby acknowledged of a check payable to Escrow Agent for the earnest money; (OR) note for Earnest
262 Money.

263 By: Morgen VanDenBossche Office: Keller Williams Citywide Phone: 440.892.2211
264
265

266 **ACCEPTANCE:** SELLER accepts the above offer and irrevocably instructs the Escrow Agent to pay from SELLER'S proceeds
267 a commission of three/two percent (3/2 %) of the purchase price to
268 Broker at (address) _____ and
269 _____ percent (_____ %) of the purchase price to
270 _____ (cooperating broker, if any, at the following address)
271

272

<i>Steven L Leslie</i>	dotloop verified 09/09/21 12:12 PM EDT NJ17-DPMS-XFB-NIPW		
------------------------	---	--	--

273 (SELLER) Date (ADDRESS AND ZIP CODE) (E-MAIL ADDRESS)
274

275
276
277 (SELLER) Date (TELEPHONE) (E-MAIL ADDRESS)
278

279 *The following information is provided for multiple listing services use and will be completed by the Broker(s) or their agents and*
280 *is not part of the terms of the Agreement.*

281
282

Rakesh Baniya	
---------------	--

283 (Listing agent name) (Listing agent license #)
284
285

Realty Trust Services, LLC	
----------------------------	--

286 (Listing broker name) (Listing broker office #)
287 Greg Erlanger / The EZ Sales Team 2004000516
288 (Selling agent name) (Selling agent license #)
289 Crocker Realty Group, LLC dba Keller Williams Citywide 2847
290 Crocker Realty Group, LLC, dba Keller Williams CityWide 2006002465 (Selling broker office #)
291
292
293

Your actual rate, payment,
and costs could be higher.
Get an official Loan Estimate
before choosing a loan.



September 08, 2021

Pre-approval Expiration Date: January 6, 2022

Congratulations Alisha Bonner! We are pleased to inform you that you are conditionally pre-approved for a residential mortgage loan, based on the terms outlined below.

Loan Program Type: BDOHFF30 FHA 30-Year Fixed Rate
Sales Contract Price: \$142,500
Loan Amount: \$137,871
Property Type: Detached - 1 Unit
LTV/CLTV/HCLTV: 95.088%/100.000%

This conditional pre-approval is based on Caliber Home Loans, Inc's preliminary review of your signed application and the financial information you provided regarding your income, assets, cash for down payment and closing cost and credit report and score, automated underwriting system results and is subject to our final underwriting approval.

Based on the information that you have provided, as described above, Caliber has determined that you are eligible and qualified to meet the financial requirement of the loan.

A final underwriting approval is subject to the following conditions:

1. Satisfactory review of the executed sales contract and addendums.
2. A satisfactory residential appraisal report.
3. No material changes to your financial status or credit report prior to closing.
4. Completion and execution of all residential application forms and disclosures.
5. Evidence of satisfactory homeowner's insurance.
6. Satisfactory title insurance policy for the subject property.
7. Full underwriting review, including verification and underwriter review of all income and asset documentation.

Thank you for selecting Caliber Home Loans as your residential lender. If you have any questions about this pre-approval or need any assistance, please feel free to contact me.

A handwritten signature in black ink, appearing to read "Rocco DeStefanis".

Rocco DeStefanis (NMLS: 435995)
Phone: 440-864-3056
rocco.destefanis@caliberhomeloans.com

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

Property Address: 1055 Oxford Road, Cleveland Heights, OH 44121

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 buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

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

Buyer's Acknowledgment (initial)

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


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

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

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

BUYER DATE

BUYER DATE

AGENT DATE

Steven L Leslie dotloop verified
03/26/21 8:00 AM EDT
CNOG-PBXI-2DSF-2JPO
SELLER DATE

SELLER DATE

Rakesh Banija dotloop verified
03/26/21 4:11 PM EDT
QT8G-QNRX-GXSF-1H04
AGENT DATE



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 Date 03/26/2021

Purchaser's Initials Date _____

Owner's Initials Date _____

Purchaser's Initials Date _____

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: 1055 Oxford Road, Cleveland Heights, OH 44121

Owners Name(s): Steven L Leslie

Date: 03/26/2021

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:

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

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

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

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

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

- 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? [X] Yes [] No If "Yes", please describe and indicate any repairs completed: Dehumidifier needs to run in basement in summer time. Otherwise Humidity builds up.

Owner's Initials [Signature] Date 03/26/2021

Purchaser's Initials [] Date []

Owner's Initials [] Date []

Purchaser's Initials [] Date []

Property Address 1055 Oxford Road, Cleveland Heights, OH 44121

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: Humidity will build up in summer, if dehumidifier is not ran.

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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input 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  Date 03/26/2021

Purchaser's Initials _____ Date _____

Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____

Property Address 1055 Oxford Road, Cleveland Heights, OH 44121

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) _____

List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No

If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

- | | | | | | |
|---------------------------|--------------------------|-------------------------------------|---|--------------------------|-------------------------------------|
| | Yes | No | | Yes | No |
| 1) Boundary Agreement | <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: _____

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  Date 03/26/2021

Purchaser's Initials Date _____

Owner's Initials Date _____

Purchaser's Initials Date _____

Property Address 1055 Oxford Road, Cleveland Heights, OH 44121

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: Steven L Leslie dotloop verified
03/26/21 8:00 AM EDT
FDZD-COAL-PQ38-SU1B

OWNER:

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

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

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

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

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

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

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER:

PURCHASER:



EXCLUSIVE RIGHT TO SELL/LEASE LISTING AGREEMENT

This agreement is between Realty Trust Services, LLC (hereinafter called "Broker") and the undersigned (hereinafter called "Owner") and applies to the real property located at: 1055 Oxford Road, Cleveland Heights, OH 44121
In consideration of Broker using their best efforts to find a purchaser for Owner's property, Owner agrees as follows:

1. **TERM AND LISTING PRICE:** Owner hereby grants Broker the exclusive right to sell the above property from 04/01/2021 through 10/01/2021 for the sum of \$119,900 payable in cash upon closing or for such other terms or exchange as Owner may agree.

2. **BROKERAGE FEE:** Owner agrees to pay Broker a brokerage fee of 6 % of the total sale price or a minimum fee of 2500, whichever is greater, plus NA. Owner authorizes Broker to offer 2.5 % of the Sale Price for all Co-Broke sales. Any exceptions to this compensation will be disclosed to the Owner in writing. Owner also agrees that the brokerage fee shall be paid if Owner enters into an agreement within six (6) months following the term of this agreement or any extensions thereof to any parties to whom Broker or any cooperating broker has shown the property which results in a sale, lease or exchange of said property. However, in the event Owner enters into a bona fide Listing Agreement with another Real Estate Broker, this paragraph is null and void. Owner agrees to refer all prospective Buyers or Brokers who contact the Owner directly.

3. **MARKETING:** Broker is authorized to enter the property in any one or more **Multiple Listing Service(s)**, in accordance with the rules and regulations of said MLS, to market the Property in the publications, web sites or any other information service medium of Broker's choice and to comply with all Ohio and Federal Fair Housing Laws without discrimination. Owner releases Broker, the Multiple Listing Service(s), and any Brokers assisting in the sale of said Property from any and all liability for the dissemination of the information after being placed in the various information service mediums. Owner warrants this agreement and associated worksheets, to the best of Owner's knowledge, to be correct and accurate. Broker is hereby authorized to place a "For Sale" sign on the Property, if permitted by law, and to remove all other "For Sale" signs. Broker shall have access to the Property at all reasonable times for the purpose of attempting to sell the same. Owner authorizes placing a **Lock Box** on the premises at any time during the term of this Listing Agreement. Such Lock Box shall be used to hold the key for entrance to the property. Owner releases Broker, the Multiple Listing Service(s), and any Brokers assisting in the sale of said Property from all liability for loss or damage of any kind resulting from use of said lock box or the use of the key to be placed therein.

4. **HOME WARRANTY:** Owner agrees to provide a *LIMITED HOME WARRANTY PLAN* at a charge of \$NA with deductible Yes No Owner acknowledges that Broker will receive a fee in consideration for processing the home warranty application. Owner acknowledges receipt of warranty application.

5. **DISCLOSURE:** Owner agrees to (1) complete the *Ohio Residential Property Disclosure Form, if required by law*; (2) *Federal Lead-based Paint Disclosure Form*; (3) provide copies of sex offender notices received from the local law enforcement authorities. To Owner's knowledge, there are no encroachments, pending lawsuits, foreclosures, divorce actions, bankruptcies, orders of any public agencies, assessments, liens (tax, utility, mechanics), or other matters that could affect Owner's ability to provide a clear title to the property, except as follows (if none, so state): NA

6. **FAIR HOUSING:** 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, as amended, 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.

7. **OTHER TERMS or ITEMS EXCLUDED FROM SALE:** NA

8. **MORTGAGE:** (bank/amount) NA

9. **ADDENDA:** No MLS Short Sale
The signatures of all owners of the property are required on this Exclusive Right to Sell Agreement. This is a legally binding contract. If you have any questions of law, it is recommended you contact your attorney.

OWNER SIGNATURE: Steven L Leslie dotloop verified 03/26/21 8:00 AM EDT FV5X-T784-Z6A7-MBBY OWNER SIGNATURE: _____

Print Name: Steven L Leslie Print Name: _____

ADDRESS: _____ PHONE: 703-963-2687

E-MAIL ADDRESS: sleslie3@gmail.com DATE: _____

AGENT: Rakesh Baniya dotloop verified 03/26/21 4:10 PM EDT NF1T-CQBK-IR9G-2DEB BROKER/COMPANY NAME: Realty Trust Services, LLC

Print Name: Rakesh Baniya PHONE: 2162187976 DATE: 03/24/2021