



# Realty Trust Services



## Residential Property Exclusive Right to Sell Agreement

Seller, as owner or having the right and power to act for the owner of the following property (the "Property") hereby authorizes Broker, Realty Trust Services, to offer for sale the Property at the price and terms stated below.

Property: 2360 reid ave Lorain Ohio 44052

(Street Address)

(Municipality)

(State)

(Zip)

Perm. Parcel or Tax I.D. No. 0201003178018

1. List Price \$ 64900 Change price to \$ 59000 after 14 days

Change price to \$ \_\_\_\_\_ after \_\_\_\_\_

Change price to \$ \_\_\_\_\_ after \_\_\_\_\_

2. **Right to Sell:** In consideration of Broker's agreement to diligently work and secure a Purchaser for the Property, Seller hereby grants Broker the Exclusive Right to sell the Property from 9/10/2022 through midnight 5/1/2023. In the event of sale or exchange of the Property at the price and terms stated, or such other price and terms as may be acceptable to Seller, Seller agrees to pay Broker's commission, in the amount of ~~XXXXXXXXXX~~ (\_\_\_\_%) of the Purchase Price. In addition, Seller shall pay an additional commission of ~~XXXX~~ at closing to Realty Trust Services to cover administrative costs. **Flat fee**
3. **Protection Period:** Seller agrees to refer to Broker all real estate licensees, customers, or prospects who may come to Seller directly during the Exclusive Period or any extension thereof. In the event of any sale or exchange of the Property within six (6) months after the Exclusive Period (or any extension thereof) has expired, it is further agreed that the Seller will pay the commission described above if the Purchaser has contact with Broker, or any real estate licensee regarding the purchase of the Property during the Exclusive Period (or any extension thereof), and Seller knew or has been advised in writing of such contact. However, Seller shall not be obligated to pay said commission if Seller enters into a written exclusive right to sell agreement with another real estate Broker during such six month Protection Period.
4. **Authorization to Market:** Broker is authorized, at its sole discretion, to place a for sale sign on the property, if permitted by law, to remove all other such signs, to place a lock box on the property, to have access to the property at all reasonable times for the purpose of showing it to prospective purchasers, to cooperate with other brokers and use photos of same for promotional purposes. The property shall be entered into multiple listing services subject to the rules and regulations of that service.
5. **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. Section 3601 to refuse to sell, transfer, assign, rent, lease, sublease, or finance Housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny to make unavailable housing accommodations because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, handicap, 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.
6. **Seller's Property Description:** I understand that the information which I provide to the Broker as listing information will be used to advertise my property to the public and it is essential that this information be accurate. I HAVE REVIEWED THE MLS LISTING INPUT SHEET (OR MARKED UP PREVIOUS MLS PRINT OUT) AND REPRESENT THAT THE INFORMATION CONTAINED IN IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. Though I am listing my property in its present condition ("as is" condition), I understand that I may be held responsible by a Purchaser for any latent or hidden undisclosed defects in my property which are known to me but which are not disclosed to the Purchaser at the time of sale. I have completed the "RESIDENTIAL PROPERTY DISCLOSURE FORM." I understand that the Disclosure and its contents will be shared with prospective Purchasers and with any person or entity in connection with the actual or anticipated sale of this property. I further agree to disclose any additional items, which may become known to me, prior to recording the deed. I understand that if prior to the acceptance of a purchase agreement, I do not provide said "RESIDENTIAL PROPERTY DISCLOSURE FORM" to the Purchaser, then the Purchaser may terminate the purchase agreement without penalty. I AM AWARE OF NO OTHER PROBLEMS OR DEFECTS IN THE PROPERTY, EXCEPT AS STATED WITHIN THE RESIDENTIAL PROPERTY DISCLOSURE FORM.

7. **Title:** Title will be conveyed to the Purchaser or nominee by appropriate deed, with release of dower, if any, and Seller shall pay for a title search and the premium for an Owners Policy of the Title Insurance issued in the amount of the purchase price insuring title except for allowable exceptions appearing in the Purchase Agreement. **Appurtenant Fixtures:** Items such as wall-to-wall carpeting, garage door openers, smoke detectors, built-in appliances, light fixtures, landscaping and many indoor and outdoor decorative items, if any, may legally be "fixtures" and, if so, they must remain with the property unless specifically excluded in the Purchase Agreement. Discuss this matter with your agent/Broker to avoid uncertainty regarding what you may take and what should remain with the property and make specific provisions for these items in such Purchase Agreement. Fixtures Excluded from Sale: \_\_\_\_\_

8. **Home Warranty:** I agree \_\_\_to provide\_\_\_ not to provide a limited home warranty program from \_\_\_\_\_ at a charge of \$\_\_\_\_\_ plus options, if any. I understand a broker or agent may be compensated if I offer or pay for a home warranty program on this Property.

9. **Municipal Required Inspection:** I agree to apply for and obtain any inspections and/or certificates required by law and shall place said document(s) in escrow. The responsibility for curing said violations shall be assumed by the \_\_\_seller \_\_\_purchaser.

10. **Fees to Sub Agents and Dual Agents:** Owner authorizes Broker to list the Property in any Multiple Listing Service. Owner authorizes Broker to offer compensation in accordance with Broker's company policy, which is to offer 3% compensation to Subagent or Buyer's agents. Owner has received Broker's written disclosure of its company policy on agency relationships. If prospective buyer of the Property is represented by Broker, or any other agent of Broker, or if the prospective buyer is an employee or agent of Broker, Broker will be considered a "dual agent" (that is agent of both Owner and Seller).

11. **Lead Based Paint Disclosure:** Owner has been advised that if the Property contains housing constructed before 1978 Owner is required (a) to provide to the Purchaser a federally approved lead hazard information pamphlet; (b) to disclosing to Broker and the purchaser the presence of any known lead based paint and/or lead based paint hazards on the Property and (c) to provide to Broker and the purchaser any additional information, records or reports in Owner's possession or available to Owner pertaining to lead based paint hazards in the Property. In addition, Owner must provide to Purchaser a 10-day opportunity to conduct a risk assessment or inspection of the Property for the presence of lead based paint and/or lead based paint hazards, unless waived by the purchaser in writing. Finally, any contract for the sale of Property shall include an attachment containing a Lead Warning Statement as well as the information and disclosure described above. Owner agrees to comply with these requirements and to indemnify, defend and hold Broker harmless against any claims, damages, losses or expenses, including attorney's fees, arising from Owner's violation of these requirements.

12. **Additional terms:** Price adjust as needed

The word "I" in this agreement shall mean all sellers, jointly and severally, who have signed this agreement. I understand that this agreement does not guarantee the sale of my property. I hereby acknowledge receipt of a signed copy of this agreement (If seller is married, both signatures are required).

SELLER: PJK Holdings LLC

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

SELLER: Phil Klima

DATE: 9/10/2022

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

PHONE: \_\_\_\_\_

AGENT: Christopher Kaylor

DATE: 9/10/2022

OFFICE: REALTY TRUST SERVICES, LLC, 29550 Detroit Road, Suite 102, Westlake, OH 44145  
COMPANY LICENSE NUMBER: REC.2009001863 MANAGER BROKER: ANDREW W MORRIS NUMBER: 440-427-0123

**THIS AGREEMENT IS A LEGALLY BINDING CONTRACT IF YOU HAVE ANY QUESTIONS OF LAW, CONSULT YOUR ATTORNEY.**





**Realty Trust  
Services**



# CONSUMER GUIDE TO AGENCY RELATIONSHIPS

We are pleased you have selected **Realty Trust Services** to help you with your real estate needs. Whether you are selling, buying or leasing real estate, **Realty Trust Services** can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services that agents can offer and their options for working with you:

## **Representing the Sellers**

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "subagency" to other brokerages, which would also represent the seller's interests and owe the seller these same duties.

## **Representing Buyers**

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. When they do so, they sign an agency agreement that authorizes the brokerage and the buyer's agent to represent their interests. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction.

## **Dual Agency**

Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client, or disclose any personal or confidential information to the other party without written consent.

## **Representing Both the Buyer & Seller**

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

For more information on agency law in Ohio, contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or online at [www.com.ohio.gov/real](http://www.com.ohio.gov/real).

## **Working With Realty Trust Services- Our Policy On Agency**

**Realty Trust Services** does offer representation to both buyers and sellers. Therefore, the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs, each agent will represent their own client, but **Realty Trust Services** and its managers will act as a dual agent. This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. **Realty Trust Services** will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, the agent and **Realty Trust Services** will act as a dual agent but only if both parties agree. As a dual agent, they will treat both parties honestly, prepare

and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs, you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you, you can seek representation from another brokerage or you choose to be unrepresented by an agent.

As a buyer, you may also choose to represent yourself on properties **Realty Trust Services** has listed. In that instance, **Realty Trust Services** will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller, you should not share any information with the listing agent that you would not want the seller to know.

**Working With Other Brokerages**

When **Realty Trust Services** lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. **Realty Trust Services** does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because **Realty Trust Services** shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead, that company will be looking out for the buyer and **Realty Trust Services** will be representing your interests. When acting as a buyer's agent, **Realty Trust Services** also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

**Fair Housing Statement**

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. (Effective: 3/25/08)

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. If you want to see the Realty Trust Services complete Agency Policy or have further questions feel free to call our broker Andrew W Morris at 440-427-0123.

Because it is important that you have this information, Ohio law requires that we ask you to sign below to acknowledge receipt of this pamphlet. Your signature will not obligate you to work with our company if you do not choose to do so.

PJK Holdings LLC

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

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

*Phil Klima*

09/12/2022

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

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

# NEOHREX RESIDENTIAL LISTING INPUT SHEET

Required Fields are in Red, Bold, and Italicized Text



Property Address: \_\_\_\_\_

Agent Name: \_\_\_\_\_ Date Listed: \_\_\_\_\_ Listing #: \_\_\_\_\_

**Agent ID:** \_\_\_\_\_

Co-Agent ID: \_\_\_\_\_

Co-Agent Name: \_\_\_\_\_

Showing Instruction	
<input type="checkbox"/> Call Agent	<input type="checkbox"/> Key in Office
<input type="checkbox"/> Call Office	<input type="checkbox"/> Other Lockbox
<input type="checkbox"/> Call Seller	<input type="checkbox"/> Showing Service
<input type="checkbox"/> Electronic	

Showing Service Phone \_\_\_\_\_

Showing Information \_\_\_\_\_

Listing Type
<input type="checkbox"/> Exclusive Right
<input type="checkbox"/> Reserved Prospect
<input type="checkbox"/> Exclusive Agency
<input type="checkbox"/> Comp Only

Limited Service
<input type="checkbox"/> Yes <input type="checkbox"/> No

Other Compensation
<input type="checkbox"/> Bonus <input type="checkbox"/> Dual <input type="checkbox"/> Graduated <input type="checkbox"/> None <input type="checkbox"/> Other <input type="checkbox"/> Variable

Buyers Broker Comp: \_\_\_\_\_

Compensation Expl (req for Variable, Grad, Bonus, Other)

--

County: \_\_\_\_\_ APN: \_\_\_\_\_ MLS Cross Reference: \_\_\_\_\_

Street #: \_\_\_\_\_ Modifier: \_\_\_\_\_ Pre-Direction: \_\_\_\_\_ Street Name: \_\_\_\_\_

Street Type: \_\_\_\_\_ PostDir.: \_\_\_\_\_ Unit #: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_ +4 \_\_\_\_\_

Subdiv./Complex: \_\_\_\_\_ Township: \_\_\_\_\_

Area: \_\_\_\_\_ School Dist.: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ (Ex. Cuy22B3)

<input type="checkbox"/> Internet Listing	<input type="checkbox"/> Show Addr to Client	<input type="checkbox"/> Show Addr to Public	<input type="checkbox"/> Seller Opt Out Photo	<input type="checkbox"/> Short Sale	<b>Listing Date:</b> _____
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Expiration Date:</b> _____

<input type="checkbox"/> Auction	<b>Start Date/Time</b> _____	<b>End Date/Time</b> _____	<b>List Price:</b> _____
<input type="checkbox"/> Yes <input type="checkbox"/> No			

Possession
<input type="checkbox"/> 30 Days or Less
<input type="checkbox"/> Negotiable
<input type="checkbox"/> Time of Transfer
<input type="checkbox"/> Other

Ownership	
<input type="checkbox"/> Agent	<input type="checkbox"/> HUD
<input type="checkbox"/> Bank	<input type="checkbox"/> RE Brokerage
<input type="checkbox"/> Builder	<input type="checkbox"/> Principal/NR
<input type="checkbox"/> Estate	<input type="checkbox"/> Resident

Occupant Type
<input type="checkbox"/> Owner
<input type="checkbox"/> Tenant
<input type="checkbox"/> Vacant

Ann. Taxes:
<b>Assessments</b>
<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Homestead Exemption</b>
<input type="checkbox"/> Yes <input type="checkbox"/> No

Available Financing	
<input type="checkbox"/> AssumableMort	<input type="checkbox"/> FHA/VA
<input type="checkbox"/> Cash	<input type="checkbox"/> Lease option
<input type="checkbox"/> Conventional	<input type="checkbox"/> Land Contract
<input type="checkbox"/> Exchange/Trade	<input type="checkbox"/> Mort by Seller

Add APN#1: \_\_\_\_\_ Add APN#2: \_\_\_\_\_

Add APN#3: \_\_\_\_\_ Add APN#4: \_\_\_\_\_

<b>Property</b> <input type="checkbox"/> Condo
<b>Subtype</b> <input type="checkbox"/> Single Fam

<b>Dwelling Type</b> <input type="checkbox"/> Attached
<input type="checkbox"/> Detached

**Year Built** \_\_\_\_\_  
Stories: \_\_\_\_\_

Year Built Exception	
<input type="checkbox"/> Actual YBT	<input type="checkbox"/> Not Verifiable
<input type="checkbox"/> New Const	<input type="checkbox"/> Under Cons

Basement
<input type="checkbox"/> Yes <input type="checkbox"/> No

	Appraiser	Auditor	Owner	Realist.
Approx Square Feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Living Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lot Size Acres	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Totl Fireplaces</b> _____	<b>Public Transport</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Garage Total</b> _____	<b>Disability Feature</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Dim. _____	<b>Irregular</b> <input type="checkbox"/> Yes <input type="checkbox"/> No

<b>Unit Loc</b> <input type="checkbox"/> Center <input type="checkbox"/> End <input type="checkbox"/> Poolside <input type="checkbox"/> Other	<b>Unit Floor</b> _____	<b>Elevator</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Fix up</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Warranty</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
---	-------------------------	--	--	--

Style (3 choices max)	
<input type="checkbox"/> Bi-Level	<input type="checkbox"/> Mobile/Manf.
<input type="checkbox"/> Bungalow	<input type="checkbox"/> Modular
<input type="checkbox"/> Cape Cod	<input type="checkbox"/> Multi-Unit
<input type="checkbox"/> Cluster Home	<input type="checkbox"/> Ranch
<input type="checkbox"/> Colonial Split	<input type="checkbox"/> Level
<input type="checkbox"/> Contemp/Mdrn	<input type="checkbox"/> Townhouse
<input type="checkbox"/> Conventional	<input type="checkbox"/> Tudor
<input type="checkbox"/> Half Duplex	<input type="checkbox"/> Victorian
<input type="checkbox"/> High Rise	<input type="checkbox"/> Villa
<input type="checkbox"/> Other	

Exterior
<input type="checkbox"/> Aluminum
<input type="checkbox"/> Brick
<input type="checkbox"/> Cedar
<input type="checkbox"/> Log
<input type="checkbox"/> Stone
<input type="checkbox"/> Stucco
<input type="checkbox"/> Vinyl
<input type="checkbox"/> Wood
<input type="checkbox"/> Other

Exterior Features
<input type="checkbox"/> Abv Grd Pool
<input type="checkbox"/> Barn/Stable
<input type="checkbox"/> Boat House
<input type="checkbox"/> Deck
<input type="checkbox"/> Enc Patio/pch
<input type="checkbox"/> In Grd Pool
<input type="checkbox"/> Patio
<input type="checkbox"/> Porch
<input type="checkbox"/> Sprinkler/irr.
<input type="checkbox"/> Stg Shed/Out
<input type="checkbox"/> Other

Roof
<input type="checkbox"/> Asp/Fiber
<input type="checkbox"/> Rubber
<input type="checkbox"/> Shake
<input type="checkbox"/> Slate
<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle
<input type="checkbox"/> Other

Garage	
<input type="checkbox"/> Access fm Unit	<input type="checkbox"/> Heated
<input type="checkbox"/> Assigned/Rsrvd	<input type="checkbox"/> Other
<input type="checkbox"/> Attached	<input type="checkbox"/> Parking Garage
<input type="checkbox"/> Carport(s)	<input type="checkbox"/> Parking Lot
<input type="checkbox"/> Detached	<input type="checkbox"/> RV/Boat Pad
<input type="checkbox"/> Door Opener	<input type="checkbox"/> Unit Garage
<input type="checkbox"/> Drain	<input type="checkbox"/> Water Available
<input type="checkbox"/> Electric	<input type="checkbox"/> None



Public Remarks (1250 Characters MAX)

---

---

---

---

---

---

Broker Remarks (500 Characters MAX)

---

---

---

---

Directions (250 Characters MAX)

---

---

Seller's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Seller's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Agent's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Information Deemed Reliable But Not Guaranteed

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

**Lead Warning Statement**

Every purchaser 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 to 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.

Property Address: 2360 reid ave Lorain Ohio 44052

**Seller's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

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

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

**Purchaser's Acknowledgment**

(c) \_\_\_\_\_ Purchaser has received copies of all information listed above.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser 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**

(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.  
CK

**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.

PJK Holdings LLC	9/10/2022	<i>Phil Klima</i>	09/12/2022
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
<i>Christopher Kaylor</i>	9/10/2022		
Agent	Date	Agent	Date





STATE OF OHIO  
DEPARTMENT OF COMMERCE

2013

Owner does not live in home has no knowledge about home.

**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 PJK Date 9/10/2022  
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: 2360 reid ave Lorain Ohio 44052

Owners Name(s): PJK Holdings LLC

Date: 9/10/2022, 20

Owner is not occupying the property. If owner is occupying the property, since what date: never

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

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes No

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

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

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 No

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? Yes No

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? Yes No

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

Owner's Initials pjk Date 9/10/2022

Purchaser's Initials Date

Property Address \_\_\_\_\_

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances?  Yes  No  
If "Yes", please describe and indicate any repairs completed: \_\_\_\_\_

Have you ever had the property inspected for mold by a qualified inspector?  Yes  No  
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: \_\_\_\_\_

**Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.**

**E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS):** Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?  
 Yes  No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): \_\_\_\_\_

Do you know of any previous or current fire or smoke damage to the property?  Yes  No  
If "Yes", please describe and indicate any repairs completed: \_\_\_\_\_

**F) WOOD DESTROYING INSECTS/TERMITES:** Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites?  Yes  No  
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): \_\_\_\_\_

**G) MECHANICAL SYSTEMS:** Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input 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 type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12) Other mechanical systems	<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 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 type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 pjk Date 9/10/2022  
Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

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

Property Address 2360 reid ave Lorain Ohio 44052

**D) 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?     
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?

**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/HOMEOWNERS' ASSOCIATION:** Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property?  Yes  No  
If "Yes", please describe: \_\_\_\_\_

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 type="checkbox"/>	4) Shared Driveway	<input type="checkbox"/>	<input type="checkbox"/>
2) Boundary Dispute	<input type="checkbox"/>	<input type="checkbox"/>	5) Party Walls	<input type="checkbox"/>	<input type="checkbox"/>
3) Recent Boundary Change	<input type="checkbox"/>	<input type="checkbox"/>	6) Encroachments From or on Adjacent Property	<input type="checkbox"/>	<input 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 pjk Date 9/10/2022  
Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

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

Property Address 2360 reid ave Lorain Ohio 44052

**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: PJK Holdings LLC DATE: \_\_\_\_\_

OWNER: Phil Klima DATE: 9/10/2022

**RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS**

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

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

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

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

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

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

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

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



# NEOHREX RESIDENTIAL LISTING INPUT SHEET

Required Fields are in Red, Bold, and Italicized Text



Address: 2360 reid ave Lorain Ohio 44052 MLS #: \_\_\_\_\_

Owner Name: \_\_\_\_\_

**Agt ID:** 2011003065 **Name:** Christopher Kaylor Co ID: \_\_\_\_\_ Co Name: \_\_\_\_\_

**Agent Info** **County** Cuayhoga

## Showing Info

Showing Instruction		
<input checked="" type="checkbox"/> Call Agent	<input type="checkbox"/> Key in Office	<input type="checkbox"/> Use Showing
<input type="checkbox"/> Call Office	<input type="checkbox"/> Other Lockbox	Time Link
<input type="checkbox"/> Call Seller	<input type="checkbox"/> Show Service	
<input type="checkbox"/> E-Box	<input type="checkbox"/> Use CSS Link	

Showing Service Phone: 3308401073

Showing Information: Text or call agent for access  
(150 characters max)

## Coop Compensation

<b>Listing Type</b>	<b>Limited Service</b>	<b>Buyers Broker Compensation:</b> <u>3%</u>
<input type="checkbox"/> Comp Only	<input type="checkbox"/> Yes	<small>When selecting Graduated, Variable and/or Other as a choice in the "Other Compensation" field, please enter a complete explanation of the choice(s) in the "Compensation Explanation" field.</small>
<input checked="" type="checkbox"/> Exclusive Agcy	<input type="checkbox"/> No	
<input type="checkbox"/> Exclusive Right		
<input type="checkbox"/> Resvd Prospect		

<b>Other Compensation</b>	Compensation Explanation (100 characters max)
<input type="checkbox"/> Bonus	<u>3% of purchase price</u>
<input checked="" type="checkbox"/> Dual	
<input type="checkbox"/> Graduated	
<input type="checkbox"/> None	
<input type="checkbox"/> Other	
<input type="checkbox"/> Variable	

## General Info Address

**Primary Parcel ID:** 0201003178018 MLS Cross Reference: \_\_\_\_\_

**Street Number:** 2360 Modifier: \_\_\_\_\_ Pre Dir: \_\_\_\_\_ **Street Name:** Reid

Street Type \_\_\_\_\_ Post Dir: \_\_\_\_\_ Unit #: \_\_\_\_\_ **City:** Lorain **Zip:** 44052 +4 \_\_\_\_\_

**State:** OH Map Coord: \_\_\_\_\_ (Ex. CUY22B3) Subdiv/Complex: \_\_\_\_\_

Township: \_\_\_\_\_ **Area:** Lorain **School Dist:** LOrain

<b>Internet Listing</b>	Show Addr. to Client	Show Addr. to Public	<b>Seller Opt Out Photo</b>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

## Status & Listing Information

**Short Sale Y/N**  Yes  No **Listing Date:** 9/1/2022 **Online Bidding Y/N**  Yes  No

**Expiration Date:** 5/1/2023 **List Price:** 64900 Online Bidding Website \_\_\_\_\_

**Auction Y/N**  Yes  No Auction Date: \_\_\_\_\_ Auction Start Time: \_\_\_\_\_ Auction End Time: \_\_\_\_\_

## Loan & Tax Information

<b>Possession</b>	Ownership	Occupant Type
<input type="checkbox"/> 30 Days or Less	<input type="checkbox"/> Agent	<input type="checkbox"/> Owner
<input type="checkbox"/> Other	<input type="checkbox"/> Builder	<input type="checkbox"/> Tenant
<input checked="" type="checkbox"/> Negotiable	<input type="checkbox"/> HUD	<input type="checkbox"/> Vacant
<input type="checkbox"/> Time of Trans	<input type="checkbox"/> RE Brokerage	
	<input type="checkbox"/> Bank	
	<input type="checkbox"/> Estate	
	<input type="checkbox"/> Principal/NR	
	<input type="checkbox"/> Resident	

**Ann. Taxes:** 1738

<b>Assessments</b>	<b>Homestead Exemp.</b>	Available Financing			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Assum. Mort	<input type="checkbox"/> Convention.	<input type="checkbox"/> FHA	<input type="checkbox"/> Lease Option
		<input type="checkbox"/> Cash	<input type="checkbox"/> Exch/Trade	<input type="checkbox"/> Land Cont.	<input type="checkbox"/> Mort. by Sell
				<input type="checkbox"/> USDA	<input type="checkbox"/> VA

Parcel ID #2: \_\_\_\_\_ Parcel ID #3: \_\_\_\_\_  
Parcel ID #4: \_\_\_\_\_ Parcel ID #5: \_\_\_\_\_

**Features**

**Property Information**

<b>Property Subtype</b>		<b>Dwelling Type</b>	<b>Year Built:</b>	<b>Year Built Detail</b>			<b>Stories:</b>
<input type="checkbox"/> Condo.	<input type="checkbox"/> Attached	<input type="checkbox"/> Detached	1930	<input checked="" type="checkbox"/> Actual YBT	<input type="checkbox"/> Not Verifiable	<input type="checkbox"/> Under Const.	2
<input checked="" type="checkbox"/> Single Fam.				<input type="checkbox"/> New Const.	<input type="checkbox"/> To Be Built	<input type="checkbox"/> Unknown	
<b>Basement</b>		Above Grade Finished S□Ft (approx): _____		Source: <input type="checkbox"/> Appraiser <input type="checkbox"/> Auditor <input type="checkbox"/> Owner <input type="checkbox"/> Realist			
<input checked="" type="checkbox"/> Yes		Below Grade Finished S□Ft (approx): _____		Source: <input type="checkbox"/> Appraiser <input type="checkbox"/> Auditor <input type="checkbox"/> Owner <input type="checkbox"/> Realist			
<input type="checkbox"/> No							
<b>Replace Total:</b>		<b>Public Trans.</b>	<b>Lot Size in Acres:</b>	<b>Lot Size Source</b>		<b>Lot Dimensions:</b>	<b>Irregular</b>
1		<input type="checkbox"/> Yes		<input type="checkbox"/> Appraiser <input type="checkbox"/> Owner			<input type="checkbox"/> Yes
		<input type="checkbox"/> No		<input type="checkbox"/> Auditor <input type="checkbox"/> Realist			<input type="checkbox"/> No
<b>Garage Total:</b>		<b>Unit Location</b>		<b>Unit Floor:</b>	<b>Elevator</b>	<b>Fixer Up</b>	<b>Warranty</b>
1		<input type="checkbox"/> Center <input type="checkbox"/> Other			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<b>Disability Feature</b>
		<input type="checkbox"/> End <input type="checkbox"/> Poolside			<input type="checkbox"/> No	<input type="checkbox"/> No	<input type="checkbox"/> Yes
						<input checked="" type="checkbox"/> No	<input type="checkbox"/> No

**Features**

<b>Style choices max</b>		<b>Exterior</b>	<b>Exterior Features</b>	<b>Roof</b>	<b>Garage</b>
<input type="checkbox"/> Bi-Level	<input type="checkbox"/> Modular	<input checked="" type="checkbox"/> Alumin.	<input type="checkbox"/> Abv Grd Pool	<input checked="" type="checkbox"/> Asph/Fiber	<input type="checkbox"/> Access fm Unit <input type="checkbox"/> Heated
<input checked="" type="checkbox"/> Bungalow	<input type="checkbox"/> Multi-Unit	<input type="checkbox"/> Brick	<input type="checkbox"/> Barn/Stable	<input type="checkbox"/> Metal	<input type="checkbox"/> Assigned/Rsrvd <input type="checkbox"/> None
<input type="checkbox"/> Cape Cod	<input type="checkbox"/> Other	<input type="checkbox"/> Cedar	<input type="checkbox"/> Boat House	<input type="checkbox"/> Other	<input type="checkbox"/> Attached <input type="checkbox"/> Other
<input type="checkbox"/> Cluster Home	<input type="checkbox"/> Ranch	<input type="checkbox"/> Log	<input type="checkbox"/> Deck	<input type="checkbox"/> Rubber	<input type="checkbox"/> Carport(s) <input type="checkbox"/> Parking Garage
<input type="checkbox"/> Colonial	<input type="checkbox"/> Split Level	<input type="checkbox"/> Other	<input type="checkbox"/> Enc Patio/pch	<input type="checkbox"/> Shake	<input checked="" type="checkbox"/> Detached <input type="checkbox"/> Parking Lot
<input type="checkbox"/> Contemp/Mdrn	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Stone	<input type="checkbox"/> In Grd Pool	<input type="checkbox"/> Slate	<input type="checkbox"/> Door Opener <input type="checkbox"/> RV/Boat Pad
<input type="checkbox"/> Conventional	<input type="checkbox"/> Tudor	<input type="checkbox"/> Stucco	<input type="checkbox"/> Other	<input type="checkbox"/> Tile	<input type="checkbox"/> Drain <input type="checkbox"/> Unit Garage
<input type="checkbox"/> Half Duplex	<input type="checkbox"/> Victorian	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Patio	<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Electric <input type="checkbox"/> Water Available
<input type="checkbox"/> High Rise	<input type="checkbox"/> Villa	<input type="checkbox"/> Wood	<input type="checkbox"/> Porch		
<input type="checkbox"/> Mobile/Manf.			<input type="checkbox"/> Sprinkler/irr.		
			<input type="checkbox"/> Shed/Out Bldg		

<b>Basement</b>	<b>Fences</b>	<b>Appliances/Equipment</b>			
<input type="checkbox"/> Common <input type="checkbox"/> Slab	<input type="checkbox"/> Chain Link <input type="checkbox"/> Privacy	<input type="checkbox"/> Audio System	<input type="checkbox"/> Elec Air Clnr	<input type="checkbox"/> Range	<input type="checkbox"/> Water Soft
<input type="checkbox"/> Crawl <input checked="" type="checkbox"/> Unfinished	<input type="checkbox"/> Full <input type="checkbox"/> Vinyl/Plastic	<input type="checkbox"/> Cent. Vacuum	<input type="checkbox"/> Freezer	<input type="checkbox"/> Refrigerat.	<input type="checkbox"/> HotTub
<input type="checkbox"/> Finished <input type="checkbox"/> Walk-out	<input type="checkbox"/> Invs Pet <input type="checkbox"/> Wood	<input type="checkbox"/> CO Detector	<input type="checkbox"/> Garbage Disp	<input type="checkbox"/> Security Sys	
<input checked="" type="checkbox"/> Full <input type="checkbox"/> None	<input type="checkbox"/> Masonry	<input type="checkbox"/> Counter Rnge	<input type="checkbox"/> Humidifier	<input type="checkbox"/> Smoke Det	
<input type="checkbox"/> Partial <input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Microwave	<input type="checkbox"/> Sump Pump	
<input type="checkbox"/> Partially Finished	<input type="checkbox"/> Partial	<input type="checkbox"/> Dryer	<input type="checkbox"/> Oven	<input type="checkbox"/> Washer	

<b>Heating Type</b>		<b>Heating Fuel</b>		<b>Cooling Type</b>		<b>Water/Sewer</b>	
<input type="checkbox"/> Baseboard	<input type="checkbox"/> Gravity	<input type="checkbox"/> Coal	<input type="checkbox"/> Other	<input type="checkbox"/> Attic Fan	<input type="checkbox"/> Win. Unit	<input type="checkbox"/> Cistern	<input type="checkbox"/> No Sewer
<input type="checkbox"/> Fireplace - Gas	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Dual	<input type="checkbox"/> Pellets	<input type="checkbox"/> Central Air		<input type="checkbox"/> Well	<input type="checkbox"/> Pvt. Sewer
<input type="checkbox"/> Fireplace -Other	<input type="checkbox"/> HotWater/Steam	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Heat Pump		<input checked="" type="checkbox"/> Pub Water	<input checked="" type="checkbox"/> Pub Sewer
<input type="checkbox"/> Fireplace -Wood	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Solar	<input type="checkbox"/> None		<input type="checkbox"/> Pvt. Water	<input type="checkbox"/> Septic
<input checked="" type="checkbox"/> Forced Air	<input type="checkbox"/> Other	<input type="checkbox"/> None	<input type="checkbox"/> Wood	<input type="checkbox"/> Other		<input type="checkbox"/> No Water	
<input type="checkbox"/> Geothermal	<input type="checkbox"/> Radiant	<input type="checkbox"/> Oil		<input type="checkbox"/> Wall Unit			

<b>Community Amenities</b>	
<input type="checkbox"/> Adult Com 55+	<input type="checkbox"/> Medical Serv
<input type="checkbox"/> Common Fac	<input type="checkbox"/> Other
<input type="checkbox"/> Exercise room	<input type="checkbox"/> Park
<input type="checkbox"/> Golf Avail	<input type="checkbox"/> Playground
<input type="checkbox"/> Health Club	<input type="checkbox"/> Pool
<input type="checkbox"/> Lake	<input type="checkbox"/> ShoppingMall
<input type="checkbox"/> Laundromat	<input type="checkbox"/> Tennis Courts

<b>Lot Description</b>			
<input type="checkbox"/> Addtl Land	<input type="checkbox"/> Forestry Credit	<input type="checkbox"/> Lake Priv/Access	<input type="checkbox"/> Outdoor Arena
<input type="checkbox"/> Beach Front	<input type="checkbox"/> Golf Course Frnt	<input type="checkbox"/> Lake-Stocked	<input type="checkbox"/> Pond
<input type="checkbox"/> Corner Lot	<input type="checkbox"/> Hillside	<input type="checkbox"/> Leased Land	<input type="checkbox"/> River Front
<input type="checkbox"/> Cul de Sac	<input type="checkbox"/> Horse Property	<input type="checkbox"/> Livestock Perm	<input type="checkbox"/> Spring/Creek
<input type="checkbox"/> Dead End	<input type="checkbox"/> Lake Erie Front	<input type="checkbox"/> Other	<input type="checkbox"/> Water Front
<input type="checkbox"/> Dock/Moor	<input type="checkbox"/> Lake Front	<input type="checkbox"/> Oil/Gas Wells	<input type="checkbox"/> Wood/Treed

View Descr	
<input type="checkbox"/> Canyon/Valley	<input type="checkbox"/> Park
<input type="checkbox"/> City View	<input type="checkbox"/> Water View
<input type="checkbox"/> Golf Course	<input type="checkbox"/> Wooded
<input type="checkbox"/> Lake Erie	

House Faces	
<input type="checkbox"/> East	<input type="checkbox"/> South
<input type="checkbox"/> North	<input type="checkbox"/> SouthEast
<input type="checkbox"/> NorthEast	<input type="checkbox"/> SouthWest
<input type="checkbox"/> NorthWest	<input type="checkbox"/> West

Natural Resource Rights	
<input type="checkbox"/> All W/O rights	<input type="checkbox"/> Mineral
<input type="checkbox"/> Coal	<input type="checkbox"/> None
<input type="checkbox"/> Gas	<input type="checkbox"/> Oil
<input type="checkbox"/> Leased	<input type="checkbox"/> Timber

Drive <sup>ay</sup>
<input type="checkbox"/> None
<input checked="" type="checkbox"/> Paved
<input type="checkbox"/> Unpaved

ooms oom Information

Total Rooms 2	<input type="checkbox"/> ull Baths 1	<input type="checkbox"/> ull Baths Lo <sup>er</sup> 0	<input type="checkbox"/> ull Baths Main 0	<input type="checkbox"/> ull Baths <sup>pper</sup> 1
<b>Total Bedrooms</b> 02	<input type="checkbox"/> / <input type="checkbox"/> Baths 0	<input type="checkbox"/> / <input type="checkbox"/> Baths Lo <sup>er</sup> 0	<input type="checkbox"/> / <input type="checkbox"/> Baths Main 0	<input type="checkbox"/> / <input type="checkbox"/> Baths <sup>pper</sup> 00

etailed oom Information

Room Name	Dimensions (no decimals)	Level	Flooring										
			Fireplace Window Treat	Carpet	Ceramic	Laminate	Linoleum	Marble	Parquet	Slate	Vinyl	Wood	
Great Room	TBD		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Living Room			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family Room			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eat In Kitchen			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dining Room			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Master Bedroom			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Addnl Living Suite			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Master Bathroom			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bonus Room			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family/Media Room			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foyer			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry/Utility			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Library/Study			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loft			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Office			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pantry			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreation Room			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sun Room			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utility Room			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Workshop			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Level: Lower  L  First  1  Second  2  Third  3  Basement  B



**HOA**

**HOA is YES then all other fields are required**

Yes  No

HOA Name

Fee Amount

**Fee Frequency**

Annually  Quarterly  
 Monthly  Semi-Annually

Maintenance Provider

Fee Amount

**Fee Frequency**

Annually  Quarterly  
 Monthly  Semi-Annually

**Fee Includes**

<input type="checkbox"/> Air Condition	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Security Sys
<input type="checkbox"/> Assoc Insur.	<input type="checkbox"/> None	<input type="checkbox"/> Sewer
<input type="checkbox"/> Electric	<input type="checkbox"/> Other	<input type="checkbox"/> Snow Rem.
<input type="checkbox"/> Exterior Build	<input type="checkbox"/> Prop Mgmt	<input type="checkbox"/> Trash Rem.
<input type="checkbox"/> Garage/Park	<input type="checkbox"/> Recreation	<input type="checkbox"/> Water
<input type="checkbox"/> Gas	<input type="checkbox"/> Reserve Fund	
<input type="checkbox"/> Heat	<input type="checkbox"/> Security Staff	

**Fee Includes**

<input type="checkbox"/> Air Condition	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Security Sys
<input type="checkbox"/> Assoc Insur.	<input type="checkbox"/> None	<input type="checkbox"/> Sewer
<input type="checkbox"/> Electric	<input type="checkbox"/> Other	<input type="checkbox"/> Snow Rem.
<input type="checkbox"/> Exterior Build	<input type="checkbox"/> Prop Mgmt	<input type="checkbox"/> Trash Rem.
<input type="checkbox"/> Garage/Park	<input type="checkbox"/> Recreation	<input type="checkbox"/> Water
<input type="checkbox"/> Gas	<input type="checkbox"/> Reserve Fund	
<input type="checkbox"/> Heat	<input type="checkbox"/> Security Staff	

**Restrictions (Required if HOA or Maint Fee is Yes)**

Age Restr.  
  No Leasing  
  No Signs  
  Other  
  Parking Restr.  
  Pets Allowed  
  Prior App Sale  
 Leasing Allowed  
 No Pets  
 None  
 Outdoor Prking  
 Pet Restrict.  
 Prior App Lease  
 Sublease allow

**emars**

Public Remarks (1500 Characters Max)

TBD

Broker Remarks (1000 Characters Max)

Text or email agent for access 3308401073

**Directions (250 Characters Max)**

Turn off w25 to reid house is on the left

**Lockbox**

Yes  No

Lockbox Serial # (4 digits)

Seller's Signature:

PJK Holdings LLC

Date:

Seller's Signature:

*Phil Klima*

Date:

9/10/2022

Agent's Signature:

*Christopher Kaylor*

Date:

9/10/2022

Information Deemed Reliable But Not Guaranteed