



**PURCHASE AGREEMENT
OFFER, RECEIPT AND ACCEPTANCE**

1 **BUYER** The undersigned Community Restorattion Group, LLC and/or assigns offers to buy the
2 **PROPERTY** located at 3130 W 50th St Cleveland, OH 44102
3 City _____, Ohio, Zip _____
4 Permanent Parcel No. 016 11 054, and further described as being: _____
5 _____

6 The property, which BUYER accepts in its "AS IS" PRESENT PHYSICAL CONDITION, shall include the land, all
7 appurtenant rights, privileges and easements, and all buildings and fixtures, including such of the following as are
8 now on the property: all electrical, heating, plumbing and bathroom fixtures; all window and door shades, blinds,
9 awnings, screens, storm windows, curtain and drapery fixtures; all landscaping, disposal, TV antenna, rotor and
10 control unit, smoke detectors, garage door opener(s) and _____ controls; all permanently attached carpeting.
11 The following items shall also remain: satellite dish; range and oven; microwave; kitchen refrigerator;
12 dishwasher; washer; dryer; radiator covers; window air conditioner; central air conditioning; gas
13 grill; fireplace tools; screen; glass doors and grate; all existing window treatments; ceiling fan(s);
14 wood burner stove inserts; gas logs; and water softener. Also included: _____
15 _____ as per MLS# 3479660

16 NOT included: _____
17 _____

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

23 **PRICE** BUYER shall pay the sum of \$ 10,000.00
24 Payable as follows: 12,500.00
25 Earnest money paid to Broker will be deposited in a non-
26 interest bearing trust account and credited against
27 purchase price. \$ 5000 100.00
28 Check to be deposited immediately upon the
29 formation of a binding AGREEMENT, as defined
30 below on lines 231-238.
31 Note to be redeemed within four (4) days after
32 formation of a binding AGREEMENT, as defined
33 below on lines 231-238. 9,900.00
34 Cash to be deposited in escrow \$ _____
35 Mortgage loan to be obtained by BUYER \$ -0-
36 CONVENTIONAL, FHA, VA, OTHER CASH
37 _____

38 **FINANCING** BUYER shall make a written application for the above mortgage loan within N/A days
39 after acceptance and shall obtain a commitment for that loan on or about N/A. If,
40 despite BUYER's good faith efforts, that commitment has not been obtained, then this AGREEMENT shall be null
41 and void. Upon signing of a mutual release by SELLER and BUYER, the earnest money deposit shall be returned
42 to the BUYER without any further liability of either party to the other or to Broker and their agents.

Approved by CABOR, LoCAR, LCAR and GeCAR [Signature] [Signature]
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43 **NOTE:** In the event of a dispute between SELLER and BUYER over the return or forfeiture of earnest money held
44 in escrow by a Broker, the Broker is required by state law to retain said funds in the Broker's trust or escrow
45 account until a written release from the parties consenting to its disposition has been obtained or until
46 disbursement is ordered by a court of competent jurisdiction.

47 **CLOSING** All funds and documents necessary for the completion of this transaction shall be placed in escrow
48 with the lending institution or escrow company on or before 6-13-14, and title shall be
49 transferred on or about 6-20-14.

50 **POSSESSION** SELLER shall deliver possession to BUYER on _____ (date) at _____ (time)
51 AM PM, provided the title has transferred. Subject to BUYER's rights, if any, the premises may be occupied
52 by the SELLER free for _____ () days. Additional ^{NA} _____ days at a rate of
53 \$ _____ per day. Payment and collection of fees for use and occupancy after transfer of title are the
54 sole responsibility of SELLER and BUYER.

55 **TITLE** SELLER shall convey a marketable title to BUYER by general warranty deed and/or fiduciary deed, if
56 required, with dower rights released, free and clear of all liens and encumbrances whatsoever, except a) any
57 mortgage assumed by BUYER, b) such restrictions, conditions, easements (however created) and
58 encroachments as do not materially adversely affect the use or value of the property, c) zoning ordinances, if any,
59 and d) taxes and assessments, both general and special, not yet due and payable. SELLER shall furnish an
60 Owner's Fee Policy of Title Insurance from Innovative Title - Shonda Holcomb 216-310-5363
61 (title company - if BUYER has a preference) in the amount of the purchase price with cost of the insuring
62 premium split equally between SELLER and BUYER. If the property is torrenized, SELLER shall furnish an
63 Owner's Duplicate Certificate of Title, and a United States Court Search and Tax Search. SELLER shall have
64 thirty (30) days after notice to remove title defects. If unable to do so, BUYER may either a) accept Title subject to
65 each defect without any reduction in the purchase price or b) terminate this AGREEMENT, in which case neither
66 BUYER, SELLER nor any REALTOR(S) shall have any further liability to each other, and both BUYER and
67 SELLER agree to sign a mutual release, whereupon the Broker shall return the earnest money to BUYER.

68 **PRORATIONS** General taxes, annual maintenance fees, subdivision charges, special assessments, city and
69 county charges and tenant's rents shall be prorated as of the date of the title transfer. Taxes and assessments
70 shall be prorated based upon the latest available tax duplicate. However, if the tax duplicate is not yet available or
71 the improved land is currently valued as land only, taxes and assessments shall be prorated based upon 35% of
72 the selling price times the millage rate. The escrow agent is instructed to contact the local governmental taxing
73 authority, verify the correct tax value of the property as of the date of title transfer and pay the current taxes due to
74 the date of the title transfer. If the property being transferred is new construction and recently completed or in the
75 process of completion at the time the AGREEMENT was signed by the parties, the escrow agent is instructed to
76 make a good faith estimate of the taxes to be owed on the value of the improved property to the date of title
77 transfer and reserve sufficient funds in escrow from SELLER's net proceeds to pay those taxes when they
78 become due and payable after title transfer. The escrow agent is instructed to release the balance of the funds on
79 reserve once they receive notice from the local county auditor that the taxes on the land and improvements have
80 been paid in full to the date of title transfer. BUYER acknowledges that the latest available tax duplicate may not
81 reflect the accurate amount of taxes and assessments that will be owed. SELLER agrees to reimburse BUYER
82 directly outside of escrow for any increase in valuation and the cost of all passed or levied, but not yet certified,
83 taxes and assessments, if any, prorated to the date of title transfer. SELLER is not aware of any proposed taxes
84 or assessments, public or private, except the following: _____
85

86 In the event the property shall be deemed subject to any agricultural tax recoupment (C.A.U.V.),
87 BUYER SELLER agrees to pay the amount of such recoupment.

88 **CHARGES/ESCROW INSTRUCTIONS** This AGREEMENT shall be used as escrow instructions subject to the
89 Escrow Agent's usual conditions of acceptance. SELLER shall pay the following costs through escrow: a) real
90 estate transfer tax, b) any amount required to discharge any mortgage, lien or incumbrance not assumed by
91 BUYER, c) title exam and one-half the cost of insuring premium for Owners Fee Policy of Title Insurance, d)
92 prorations due BUYER, e) Broker's commissions, f) one-half of the escrow and g)
93 other _____
94 (unless VA/FHA regulations prohibit payment of escrow fees by BUYER in which case SELLER shall pay the
95 entire escrow fee). SELLER shall pay directly all utility charges to the date of title transfer or date of possession,

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96 whichever is later. The escrow agent shall withhold \$ 200.00 from the proceeds due SELLER for
97 the SELLER's final water and sewer bills. Tenant security deposits, if any, shall be credited in escrow to the
98 BUYER.

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

102 _____ BUYER shall secure new insurance on the property.

103 BUYER acknowledges the availability of a LIMITED HOME WARRANTY PROGRAM with a deductible paid by
104 BUYER which will will not be provided at a cost of \$ _____ charged to SELLER BUYER from
105 escrow at closing. SELLER and BUYER acknowledge that this LIMITED HOME WARRANTY PROGRAM will not
106 cover any pre-existing defects in the property. Broker may receive a fee from the home warranty provider.

107 The SELLER(s) hereby authorize and instruct the escrow agent to send a copy of their fully signed HUD1
108 Settlement Statement to the Brokers listed on this AGREEMENT promptly after closing.

109 The BUYER(s) hereby authorize and instruct the escrow agent to send a copy of their fully signed HUD1
110 Settlement Statement to the Brokers listed on this AGREEMENT promptly after closing.

111 **INSPECTION** This AGREEMENT shall be subject to the following inspection(s) by a qualified inspector of
112 BUYER's choice within the specified number of days from formation of binding AGREEMENT. BUYER assumes
113 sole responsibility to select and retain a qualified inspector for each requested inspection and releases Broker of
114 any and all liability regarding the selection or retention of the inspector(s). If BUYER does not elect inspections,
115 BUYER acknowledges that BUYER is acting against the advice of BUYER's agent and broker. BUYER
116 understands that all real property and improvements may contain defects and conditions that are not readily
117 apparent and which may affect a property's use or value. BUYER and SELLER agree that the REALTORS® and
118 agents do not guarantee and in no way assume responsibility for the property's condition. BUYER acknowledges
119 that it is BUYER's own duty to exercise reasonable care to inspect and make diligent inquiry of the SELLER or
120 BUYER's inspectors regarding the condition and systems of the property.

121 INSPECTIONS REQUIRED BY ANY STATE, COUNTY, LOCAL GOVERNMENT OR FHAVA DO NOT
122 NECESSARILY ELIMINATE THE NEED FOR THE INSPECTIONS LISTED BELOW.

123 **WAIVER** CRG (Initials) BUYER elects to waive each professional inspection to which BUYER has
124 not indicated "YES." Any failure by BUYER to perform any inspection indicated "YES" herein is a waiver of such
125 inspection and shall be deemed absolute acceptance of the Property by BUYER in its "AS IS" condition.

Choice	Inspection		Expense	
	Yes	No	BUYER's	SELLER's
<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	GENERAL HOME <u>14**</u> days from formation of AGREEMENT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	SEPTIC SYSTEM _____ days from formation of AGREEMENT	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	WATER POTABILITY _____ days from formation of AGREEMENT	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	WELL FLOW RATE _____ days from formation of AGREEMENT	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	RADON _____ days from formation of AGREEMENT	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	OTHER _____ days from formation of AGREEMENT	<input type="checkbox"/>	<input type="checkbox"/>

134 **Buyer understand purchasing "as-is". Inspection solely to meet investor acquisition criteria.

135 After each inspection requested, BUYER shall have three (3) days to elect one of the following: a) Remove the
136 inspection contingency and accept the property in its "AS IS" PRESENT PHYSICAL CONDITION; or b) Accept
137 the property subject to SELLER agreeing to have specific items, that were either previously disclosed in writing by
138 the SELLER or identified in a written inspection report, repaired by a qualified contractor in a professional manner
139 at SELLER's expense; or c) Terminate this AGREEMENT if written inspection report(s) identify material latent
140 defects NOT previously disclosed in writing by the SELLER and any cooperating real estate Broker.

141 If the property is accepted in its "AS IS" PRESENT PHYSICAL CONDITION, BUYER agrees to sign an
142 Amendment To Purchase AGREEMENT removing the inspection contingency and this AGREEMENT will proceed

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143 in full force and effect. If the property is accepted subject to the SELLER repairing specific defects, BUYER shall
 144 provide to SELLER a copy of the inspection report(s) and sign an Amendment To Purchase Agreement removing
 145 the inspection contingency and identifying the defects which are to be repaired. SELLER and BUYER shall have
 146 three (3) days from SELLER's receipt of the written list of defects and the inspection report(s) to agree in writing
 147 which defects, if any, will be corrected at SELLER's expense. If a written AGREEMENT is not signed by SELLER
 148 and BUYER within those three (3) days, this AGREEMENT is null and void and SELLER and BUYER agree to
 149 sign a mutual release. If the BUYER elects to terminate this AGREEMENT based upon newly discovered material
 150 latent defects in the property, BUYER shall provide a copy of the written inspection report to the SELLER and
 151 both parties agree to promptly sign a mutual release. Upon signing of a mutual release by SELLER and BUYER,
 152 the earnest money deposit shall be returned to the BUYER without any further liability of either party to the other
 153 or to Broker(s).

154 The BUYER and SELLER can mutually agree IN WRITING to extend the dates for inspections, repairs, or to
 155 exercise their right to terminate the AGREEMENT. SELLER agrees to provide reasonable access to the property
 156 for BUYER to review and approve any conditions corrected by SELLER.

157 Yes No
 158 PESTWOOD DESTROYING INSECTS An inspection of all structures on said premises shall be
 159 made by a licensed inspection or exterminating agency of BUYER's or SELLER's choice at BUYER's
 160 SELLER's expense and such agency's written report shall be made available to the BUYER before closing. If
 161 such report shows existing infestation or damage by pests, termites or wood destroying insects, treatment of the
 162 condition shall be made by a licensed exterminating agency which shall furnish a certificate of guarantee for a
 163 period of at least one year in the case of termites and a certificate of guarantee for a period of at least 60 days in
 164 the case of wood destroying insects. ALL REPAIRS AND TREATMENT COSTS SHALL BE PAID BY THE BUYER
 165 OR SELLER (unless FHAVA regulations prohibit payment of inspection by BUYER, in which case SELLER
 166 shall pay the cost.) This AGREEMENT may be voided by the party paying for the repair, if it exceeds \$500.00.

167 Yes No
 168 LEAD BASED PAINT BUYER shall have the right to have a risk assessment or inspection of the
 169 property by a qualified inspector, for the presence of lead-based paint and/or lead based paint hazards at
 170 BUYER's expense within ten (10) days after formation of a binding AGREEMENT. (Intact lead-based paint that is
 171 in good condition is not necessarily a hazard. See EPA pamphlet "Protect Your Family From Lead In Your Home"
 172 for more information.) In the event existing deficiencies or corrections are identified by the inspector in their
 173 written report, BUYER shall have the right to terminate the AGREEMENT or request that the SELLER repair the
 174 specific existing deficiencies noted on the written inspection report. In that event, BUYER agrees to immediately
 175 provide the specific existing deficiencies noted on the written inspection report. In that event, BUYER agrees to
 176 immediately provide SELLER with a copy of the written inspection and/or risk assessment report. Upon receipt of
 177 the inspection report and BUYER's request of repairs, SELLER will have the option to either agree to correct the
 178 deficiencies identified in the inspector's written report or decline to do any repairs. If SELLER elects to correct the
 179 deficiencies, SELLER agrees to provide to BUYER prior to Title Transfer with a certificate from a qualified risk
 180 assessor or inspector demonstrating that the deficiencies have been remedied. If the SELLER declines to correct
 181 the deficiencies, BUYER may elect to terminate the AGREEMENT or accept the property in its "AS IS" condition.
 182 BUYER may remove his right of inspection at any time without SELLER's consent.

183 BUYER HAS _____ (BUYER's initials) received a copy of the EPA pamphlet entitled "PROTECT
 184 YOUR FAMILY FROM LEAD IN YOUR HOME" and a copy of the "DISCLOSURE ON LEAD-BASED PAINT
 185 AND/OR LEAD-BASED PAINT HAZARDS."

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

191 MEGAN'S LAW SELLER warrants that SELLER has disclosed to BUYER all notices received pursuant to Ohio's
 192 sex offender law. The BUYER acknowledges that the information disclosed may no longer be accurate and
 193 agrees to inquire with the local sheriff's office. BUYER agrees to assume the responsibility to check with the local
 194 sheriff's office for additional information. BUYER will rely on BUYER's own inquiry with the local sheriff's office as
 195 to registered sex offenders in the area and will not rely on SELLER or any real estate agent involved in the
 196 transaction.

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BUYER'S INITIALS AND DATE

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[Handwritten Signature]

MAY 1, 2014

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

204 BUYER HAS _____ (BUYER's Initials) received a copy of the Residential Property Disclosure
 205 Form signed by SELLER on CRG (date) prior to writing this offer.

206 BUYER HAS NOT _____ (BUYER's initials) received a copy of the Residential Property
 207 Disclosure Form. This offer is subject to the SELLER completing the Residential Property Disclosure Form and
 208 BUYER's review and approval of the information contained on the disclosure form within 5 days from
 209 receipt.

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

217 **REPRESENTATIONS AND DISCLAIMERS** BUYER acknowledges that the SELLER completed the Residential
 218 Property Disclosure Form and agrees to hold the Broker(s) and their agents harmless from any misstatements or
 219 errors made by the SELLER on the form. BUYER also acknowledges and agrees that the Broker(s) and their
 220 agents have no obligation to verify or investigate the information provided by the SELLER on that form. BUYER
 221 hereby acknowledges that any representation by SELLER or the real estate agent(s) regarding the square
 222 footage of the rooms, structures or lot dimensions, homeowners fees, public and private assessments, utility bills,
 223 taxes and special assessments are approximate and not guaranteed. Please list any and all verbal
 224 representations made by Broker(s) or their agents that you relied upon when purchasing this property (if none,
 225 write "none"). "NONE"
 226

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

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

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

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[Handwritten Signature]

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BUYER'S INITIALS AND DATE

244 X Community Restoration Group LLC
 245 (BUYER) Community Restoration Group LLC (ADDRESS AND ZIP CODE)

246 --> -->
 247 (BUYER) and/or assigns (PHONE NO.) (DATE)

248 **DEPOSIT RECEIPT** Receipt is hereby acknowledged, of \$ 50.00 check note, earnest money,
 249 subject to terms of the above offer.

250 By: Sergio Picciuto Office: REALTY TRUST SERVICES Phone: 216-926-0135

251 **ACCEPTANCE** SELLER accepts the above offer and irrevocably instructs the escrow agent to pay from
 252 SELLER's escrow funds a commission of _____ percent (_____ %)
 253 of the purchase price to _____ (Broker)
 254 _____ (Address)
 255 and as per MLS percent (3% %) of the
 256 purchase price to Realty Trust Services (Broker)
 257 1661 Harris Rd Sheffield Lake, Ohio 44054 (Address)
 258 as the sole procuring agents in this transaction.

259 [Signature] 58A YARRARA ROAD, PENNANT HILLS NSW 2120, AUSTRALIA
 260 (SELLER) (ADDRESS AND ZIP CODE)

261 PAMAN TRAIRATTANASIRIKUL +61 406 719 785 MAY 1, 2014
 262 (PRINT SELLER'S NAME) (PHONE NO.) (DATE)

263 [Signature] 58A YARRARA ROAD, PENNANT HILLS NSW 2120, AUSTRALIA
 264 (SELLER) (ADDRESS AND ZIP CODE)


265 JITTIMUN TRAIRATTANASIRIKUL +61 432 444 376 MAY 1, 2014
 266 (PRINT SELLER'S NAME) (PHONE NO.) (DATE)

267 The following information is provided solely for the Multiple Listing Services' use and will be completed by the
 268 Brokers or their agents and is not part of the terms of the Purchase AGREEMENT.

269 Multiple Listing Information

270 <u>Charisse Green</u>	<u>2009003136</u>
(Listing agent name)	(Listing agent license #)
<u>Platinum Real Estate</u>	<u>3086</u>
(Listing broker name)	(Listing broker office #)
<u>Sergio Picciuto</u>	<u>2011000511</u>
(Selling agent name)	(Selling agent license #)
<u>Realty Trust Services</u>	<u>9165</u>
(Selling broker name)	(Selling broker office #)

Promisary Note

<i>Promissory Note</i>	\$ 50000 100.00	Date _____
	4 days from acceptance	
	ON DEMAND after date, _____ promise to pay to the order of	
	REALTY TRUST SERVICES	
with interest at ZERO percent per annum for a valuable consideration, the receipt and sufficiency of which is hereby acknowledged.		
DUE DATE ON DEMAND		<u>Community Restoration Group, LLC</u> Community Restoration <small>Community Restoration Group (CRG) (Apr 21, 2014)</small> and/or assigns
Approved forms – The Cleveland Area Board of REALTORS®		

Buyer request all lease agreements and/or rental agreements pertaining to subject property

Addendum A2
Rented Property Rider and Historical Evidence of Tenant Performance.

Address: 3130 W. 50TH

DATE: 5-6-14

To be completed by Seller:

Tenant Name: Latisha Perryman

Move In Date: 2-1-14

Lease start date: 2-1-14 Lease expiration date: 1-31-15

Lease Term: (circle one) MONTH-TO-MONTH ANNUAL OTHER

Does lease auto-renew? (circle one) YES NO

Are there any animals living at the residence? (circle one) YES NO

If yes:

How many, type of animal(s), _____

Has tenant paid any kind of "pet deposit"? (circle one) YES NO

Pet deposit is (circle one) REFUNDABLE NON REFUNDABLE

Tenant employment status: (circle one) PART-TIME FULL-TIME UNEMPLOYED

Is rent subsidized? (circle one) YES NO

If yes, what program is providing subsidies, or who is paying on behalf of tenant? _____

Was a security deposit paid at move-in? (circle one) YES NO

If yes, what is the remaining balance of the security deposit? \$ 900

What day of the month is rent due? 1ST

Does the tenant historically pay rent on time? (circle one) YES NO

Has rent ever been paid late? (circle one) YES NO

Is tenant behind on any rent payments? (circle one) YES NO

Are there any outstanding balances against the tenant? (circle one) YES NO

Is tenant currently at risk of being evicted? (circle one) YES NO

For the 4 most recent months, Please indicate the date that rent payments were received, what time period that rent was paid for, the amount of rent paid, and if the payments were made prior to a late penalty or late charge being incurred:

Date Paid	Applicable time period	Amount paid	Paid in full?	On time?
<u>2-1-14</u>	<u>Feb 2014</u>	<u>\$600</u>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
<u>3-1-14</u>	<u>Mar 2014</u>	<u>\$600</u>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
<u>4-4-14</u>	<u>Apr 2014</u>	<u>\$600</u>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
<u>5-4-14</u>	<u>May 2014</u>	<u>\$600</u>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
			YES NO	YES NO

Seller's Declaration:

The above information is true and correct to the best of the seller's knowledge as of the date noted above. Seller agrees to notify Buyer and disclose any material changes prior to closing.

Seller: [Signature]

Date: MAY 1, 2014

Buyer: _____

Date: _____

Buyer Initials _____

Seller Initials [Signature]

DUAL AGENCY

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

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

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

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

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

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

Management Level Licensees: Generally the broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the broker and manager are dual agents. There are two exceptions to this. The first is where the broker or manager is personally representing one of the parties. The second is where the broker or manager is selling or buying his own real estate. These exceptions only apply if there is another broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. **IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.**

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to an attorney or to:

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





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: 3130 W 50th St Cleveland, OH 44102

Buyer(s): Community Restoration Group, LLC and/or assigns

Seller(s): _____

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by Sergio Piccuto AGENT(S) and Realty Trust Services BROKERAGE

The seller will be represented by Charisse Green AGENT(S) and Platinum Real Estate BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) _____ and real estate brokerage _____ will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____
- represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

Community Restoration Group, LLC
 BUYER/TENANT _____ DATE _____
 Community Restoration Group, LLC _____
 BUYER/TENANT _____ DATE _____
 and/or assigns

[Signature] _____
 SELLER/LANDLORD _____ DATE MAY 1, 2014
[Signature] _____
 SELLER/LANDLORD _____ DATE MAY 1, 2014