

4195 3875158



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: 154 Fairlawn Ave Elyria 4403
(Street Address) (Municipality) (State) (Zip)
Perm. Parcel or Tax I.D. No. 062501510607

1. List Price \$ 600 Change price to \$ _____ after _____
Change price to \$ _____ after _____
Change price to \$ _____ after _____

- 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 2/6/17 through midnight 10/10/17. 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 ~~2%~~ 2.5% percent (2.5%) of the Purchase Price. In addition, Seller shall pay an additional commission of ~~\$2,500~~ at closing to Realty Trust Services to cover administrative costs.
- 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.
- 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.
- 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.
- 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 5 months 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:** _____ This property can also be or can become a rent to own property.

Rental amount for this property \$ 800 Security and Month rent the same.

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: Realife Cleveland LLCs

DATE: 2/6/17

SELLER: [Signature]

DATE: 2/6/17

ADDRESS: _____

PHONE: _____

AGENT: Christopher Meyer

DATE: 2/6/17

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.



Cross Property Agent Full



Rental ML: **3875158 Sold**
154 Fairlawn Ave, Elyria, OH 44035
 Area: **506 - Elyria (Elyria Township, Carlisle Twp)** Subdiv: **Avondale Park**
 Subtype: **Single Family** Twp: **Elyria City Twp**
 Parcel ID: **06-25-015-106-017** County: **Lorain**

LP: **\$800**
 SP: **\$750**
 List Date: **02/06/17**
 List Date Rec: **02/06/17**
 Pending Date: **03/07/17**
 Contingent Dt:
 Off Mkt Date: **03/07/17**
 Closing Date: **03/07/17**
 Exp. Date: **10/10/17**
 DOM/CDOM: **29/29**

Supplements (1)

Directions: **South of the tracks on Fairlawn**

Recent Change: **03/08/2017 : S : P->S**

Property Information	Approx Sqft/Source: 874/Auditors Website	House Faces: Southwest	School Dist: Elyria CSD
# Bedrooms: 2	Tot Liv Area/Source: 874/Auditors Website	Year Built: 1940	Disability Feat: No
# Baths: 1 (1 0)	Lot Size (Acres): 0.120	Construction: Actual YBT	Public Trans:
# Rooms: 6	Lot Size Source:	Building Type: Detached	
# Stories: 1	Tilable Acres:	Business Type:	
Full Bath level/#: lower:0	main: 1 upper: 0	1/2 Bath level/#: lower:	main: upper:
Unit Floor #:	Pasture Acres:		
Basement: Yes/Full			
Heating Fuel: Electric, Gas			
Water/Sewer: Public Sewer, Public Water			
Cooling Type: None			
Garage: Yes	Garage # Cars: 2	# Off Str Parking:	
Exterior Features:			
View Description:			
Appliances/Equip:			
Lease Terms: Lease Option, One Year, Two Year			
Section 8: No			
Owner Pays: None			
Tenant Pays:			
Amenities:			
Security Deposit: Yes	Pet Restrictions: No	Laundry Hookup:	
Restriction Desc: Pets subject to approval or nonrefundable pet deposit.			
Room Name	Dim Lvl Wnd Trtmt Fireplace Flooring		

Living Room	First	Carpet
Kitchen	First	Laminate
Bedroom	Second	Wood
Bedroom	Second	Wood
Bathroom	First	Carpet

Remarks: **This wonderful home offers full front porch, large living room, Eat in kitchen, mud room, large closets, first floor bath, and hardwood floors in the bedroom. Large 2 car garage and off street parking.**

Office Information	9165/Realty Trust Services, LLC	(440) 427-0123	F:(866) 632-9006	http://https://www.facebook.com/C
List Agent:	2011003065/Christopher C. Kaylor	(330) 840-1073	F:(440) 710-0971	chriskaylor@gmail.com
Co-Lister:				
Showing Instruct:	Call Agent	3308401073	Internet Listing:	Yes
Showing Info:	Text or email agent for access		Show Add Client:	Yes
Rent Broker Comp:	1/2 Owner Agent:	Date to Occupy:	Show Add Pub:	Yes
Comp Explain:	1/2 month rent			
Broker Remarks:	Text or email agent for showing instructions			

Comparable Information	2760/Russell Real Estate Services	Orig Monthly Rent: \$800	Closed By: Lease
Sell Agent:	346225/Janet R. Beane	Monthly Rent: \$800	
Co-Seller:		Sold Price: \$750	Seller Givebacks:

Prepared By: Christopher C. Kaylor

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 03/08/2017



Lorain County Auditor
Craig Snodgrass, CPA, CGFM

Report generated: Sun Feb 05 2017

Parcel Number: 0625015106017

40	150	81	-015	112
40	151	82	-016	113
40	15479		-017	114
40	158	78	-018	115
40	1627		-019	116

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Parcels

Parcel Number	0625015106017	Land Use	510
Owner	REALIFE CLEVELAND 10 LLC	Neighborhood	81200 - /TAYLOR ST/ABBE RD S AREAELYRIA
Location Address	154 FAIRLAWN AVE ELYRIA, OH 44035	Acres	0
Tax Bill Mailed To	21380 LORAIN RD #201 FAIRVIEW PARK, OH 44126	School District	ELYRIA CSD
Property Description	AVONDALE PARK ALLOT 40 X 135	Instrument Number	
Tax District	33 - ELYRIA CITY/ELYRIA CSD	Delinquent Real Estate	No

Values

Market Land Value	\$13,990.00
Market Building Value	\$46,410.00
Market Total Value	\$60,400.00
Market CAUV	\$0.00
Market Abatement	\$0.00
Assessed Land Value	\$4,900.00
Assessed Building Value	\$16,240.00
Assessed Total Value	\$21,140.00
Assessed CAUV	\$0.00
Assessed Abatement	\$0.00

These 2016 values have been certified by the State of Ohio.

Taxes

Full Year Tax Before Adjustment	\$2,111.92	Current Special Assessment	\$0.00
State Credit	\$617.48	Delinquent Special Assessment	\$6.06
Subtotal	\$1,494.44	Unpaid Taxes	\$0.00
Non-business Credit	\$134.84	Full Tax Year	\$1,331.94
Owner Occupancy Credit	\$33.72	Total Taxes Paid to Date	\$0.00
Homestead Credit	\$0.00	Special Assessments	N
Annual Real Estate Tax	\$1,325.88		

Your 2016 taxes were certified on January 6, 2017. The full year tax includes all unpaid taxes and special assessments. Tax amounts may be verified through the Lorain County Treasurer's Office at (440) 329-5787. Mortgage Companies and Title Representatives must request tax information via USPS during tax collection periods.

Sales

Sale Date	Sale Amount	Conveyance	Grantor	Grantee	Number of Parcels
4/6/2016	\$40,000.00	2016001388	GREEN POINTE MANAGEMENT LLC	REALIFE CLEVELAND 10 LLC	1
3/16/2016	\$20,000.00	2016001004	HUPP JAMES	GREEN POINTE MANAGEMENT LLC	1

Residential

Parcel Number	0625015106017	Half Bath	0
Year Built	1940	Fireplace	No
Finished Sqft	874	Basement	Yes
Total Rooms	6	Crawl Space	No
Bedrooms	3	Slab	No
Full Bath	1	Central AC	No

Photo

Photo image

**Sketch**