


6/22/2018

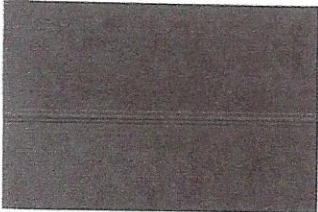
Solera.PNG



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- Home
- Accounts ▼
- Bills & Payments
- Cash Management ▼
- Statements

 **\$23,648.33**



[+ Add An Account](#) [Print](#) [Help](#)



\$23,648.33

Available Balance ⓘ

as of 6/22/2018 9:03 AM

\$23,648.33

Previous Day Balance ⓘ

[More Details & Routing Numbers](#)

[Stop Check Payment](#)

[Future View](#)



6/22/2018

usc.PNG



AVINEET GARG ▾



ACCOUNTS TRANSFERS LOANS BILL PAY ALERTS BUDGET RESOURCES

SUMMARY MY DASHBOARD TRANSACTIONS ESTATEMENTS OPEN A CD BLOCK CARD TRAVEL NOTIFICATION

Dashboard



Do we have your latest contact info? Make sure we have your latest information. [Verify here](#)

[Clear](#) [Reset](#)

Add Widget:

Accounts



All Accounts

CAMPUS CHECKING	\$24,185.72
PRIME SHARE	\$3.03
VAR RATE PLOC - A	\$0.00



STATE OF OHIO
DEPARTMENT OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials Date 5/31/2018

Owner's Initials Date _____

Purchaser's Initials Date 06/23/18

Purchaser's Initials Date 06/23/18

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: 12147 Triskett Rd, Cleveland, OH 44111

Owners Name(s): James Maradits, member BDJ Holdings LLC

Date: 5/31/2018

Owner [] is [x] is not occupying the property. If owner is occupying the property, since what date: _____
If owner is not occupying the property, since what date: Owner has never occupied

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):

- [x] Public Water Service [] Holding Tank [] Unknown
[] Private Water Service [] Cistern [] Other
[] Private Well [] Spring
[] Shared Well [] Pond

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? [x] Yes [] No
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Water meter is damaged. Unknown condition to the rest of the system

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):

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

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

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? [] Yes [x] No
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? [x] Yes [] No
If "Yes", please describe and indicate any repairs completed: Water intrusion in basement during rain

Owner's Initials [Signature] Date 5/31/18

Owner's Initials [] Date _____

Purchaser's Initials [AG] Date 06/23/18

Purchaser's Initials [Signature] Date 06/23/18

Property Address 12147 Triskett Rd, Cleveland, OH 44111

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): Basement support posts show settling

Do you know of any **previous or current** fire or smoke damage to the property? Yes No

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

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

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

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 AGM Date 5/31/18

Owner's Initials Date _____

Purchaser's Initials AG Date 06/23/18

Purchaser's Initials Date _____

AG
06/23/18
12:02PM EDT

Property Address 12147 Triskett Rd, Cleveland, OH 44111

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

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

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

J) **FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:**
Is the property located in a designated flood plain? Yes No Unknown
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

K) **DRAINAGE/EROSION:** Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No
If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) **ZONING/CODE VIOLATIONS/ASSESSMENTS/HOME OWNERS ASSOCIATION:** Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No
If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No
If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No
If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

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

M) **BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS:** Do you know of any of the following conditions affecting the property?
1) Boundary Agreement Yes No 4) Shared Driveway Yes No
2) Boundary Dispute Yes No 5) Party Walls Yes No
3) Recent Boundary Change Yes No 6) Encroachments From or on Adjacent Property Yes No
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 AG Date 5/31/18
Owner's Initials Date

Purchaser's Initials AG Date
Purchaser's Initials Date

Property Address 12147 Triskett Rd, Cleveland, OH 44111

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: James L. Moradits 99 dotloop verified
06/20/18 5:39PM EDT
H17I-XTKE-FDZM-39UF

OWNER:

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

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

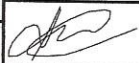
Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

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

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

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

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

PURCHASER:  dotloop verified
06/23/18 10:30AM EDT
T1ZA-DBVJ-Q0BU-YSUP

PURCHASER: Trevor Lehman dotloop verified
06/23/18 12:02PM EDT
3VB5-ZBYZ-MAYL-DJ8L

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

Property Address: 12147 Triskett Rd, Cleveland, OH 44111

Lead Warning Statement:

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure of lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

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

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

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

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

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

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

Buyer's Acknowledgment (initial)

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

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

(d) Buyer has received the pamphlet (check (i) or (ii) below):

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

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

Agent's Acknowledgment (initial)

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

Certification of Accuracy

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

Trevor Lohman
BUYER
dotloop verified
06/23/18 12:02PM EDT
P2G2-STZA-XFJ-JVB
DATE

[Signature]
BUYER
dotloop verified
06/23/18 10:30AM EDT
QJ45-QN4E-AY2M-W96F
DATE

Michaleen Paul
BUYER
dotloop verified
06/23/18 6:22AM EDT
E543-QW7Z-R0V6-QT7G
DATE

James L. Moradits II
SELLER
dotloop verified
05/31/18 7:45PM EDT
BNNY-HY18-ZIKQ-SXCM
DATE

SELLER
DATE

James L. Moradits II
AGENT
dotloop verified
06/20/18 5:37PM EDT
3Q59-1HQ7-PTNY-EFYH
DATE



OFFER TO PURCHASE REAL ESTATE AND ACCEPTANCE

1 **BUYER:** The undersigned GTA Properties LLC offers to buy the following
2 described property located at: 12147 Triskett Rd
3 Cleveland, 44111, Ohio, (the "Property"). Permanent Parcel No. 021-23-005

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

12
13 **Also included:** Contingent upon inspection being done within 14 days or sooner.

14
15 **NOT included:** _____
16 _____
17 _____

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

23
24
25 **PRICE:** BUYER shall pay the sum of payable as follows: \$ 35000

26
27 **Earnest Money** paid to Escrow Agent or Broker will be
28 deposited in a non-interest bearing trust account and credited
29 against purchase price: \$ 1000.00

30 Check to be made payable to Broker or Escrow Agent
31 and deposited immediately upon the formation of a binding
32 Agreement

33 Note to be redeemed within four (4) days after formation of
34 a binding Agreement, as defined herein.

35
36 Cash down payment to be deposited in escrow: \$ 34000

37
38 Mortgage loan to be obtained by BUYER: \$ _____

39 CONVENTIONAL, FHA, VA, CASH, OTHER:

40 **FINANCING:** This offer is conditioned upon BUYER making a written application for the above mortgage loan within
41 _____ days after Acceptance, as hereinafter defined, and obtaining a written commitment for that loan on
42 or about _____. If, despite BUYER'S good faith efforts, that commitment is not timely obtained, then this
43 AGREEMENT shall be null and void Upon signing of a mutual release by SELLER and BUYER, the earnest money deposit shall
44 be returned to the BUYER without any further liability of either party to the other or to Broker and their agents. NOTE: In the event
45 of a dispute between the parties regarding the earnest money, the Escrow Agent or Broker (the "Depository") is required by
46 Ohio law to maintain such funds in its trust account until its receipt of (a) written mutual authorization of both parties specifying
47 disbursement; or (b) a final court order that specifies to whom the earnest money is to be awarded. If within two years from
48 the date the earnest money was deposited with the Depository, the parties have not provided the Depository with such signed

49 instructions or written notice that such legal action to resolve the dispute has been filed, the Depository shall return the earnest
50 money to BUYER with no further notice to Seller.
51
52 **CLOSING:** All funds and documents necessary for the completion of this transaction shall be placed in escrow with the lending
53 institution or escrow agent on or before 07/12/2018 and title shall be transferred on or about 07/13/2018
54
55 **POSSESSION:** SELLER shall deliver possession and occupancy to BUYER on or before 6:00 p.m., 0 day(s) after
56 recording of the Deed or 07/13/2018, whichever is later. BUYER agrees to transfer utilities commencing
57 on the date of possession.
58
59 **TITLE:** SELLER shall convey a marketable title to BUYER by general warranty deed and/or fiduciary deed, if required, with
60 release of dower, free and clear of all liens and encumbrances whatsoever, except (a) any mortgage assumed by BUYER; b) such
61 restrictions, conditions, easements (however created) and encroachments as do not materially adversely affect the use or value of
62 the Property; c) zoning ordinances, if any; and d) taxes and assessments, both general and special, not yet due and payable.
63 SELLER shall furnish an Owner's Fee Policy of Title Insurance from New Maket Title Solon. Chicago Title
64 in the amount of the purchase price with cost of the insuring premium split equally between SELLER and BUYER. SELLER
65 shall have thirty (30) days after notice to remove title defects. If unable to do so, BUYER may either a) accept title subject to
66 each defect without any reduction in the purchase price or b) terminate this AGREEMENT, in which case neither BUYER,
67 SELLER nor any Broker or agents shall have any further liability to each other, and both BUYER and SELLER agree to sign
68 a mutual release, whereupon the Broker shall return the earnest money to BUYER.
69
70 **PRORATIONS:** Tenant security deposits, if any, shall be credited to BUYER through escrow. Rents, if any, taxes and
71 assessments, and Homeowners Association fees and assessments, if any, shall be prorated by the Escrow Agent as of the date
72 of recording of the Deed. Taxes and assessments shall be prorated based upon the latest available tax duplicate. The parties
73 are advised to consult with the county auditor's office about the status of the Property taxes as the latest available tax duplicate
74 may not accurately reflect the amount of taxes owed. The parties agree to adjust directly any changes in proration when the tax
75 duplicate for the calendar year of closing becomes available. If the Property is new construction and recently completed or in the
76 process of completion at the time of the Agreement, then the escrow agent is instructed to make a good faith estimate of the
77 taxes to be owed on the value of the improved Property to the date of title transfer and reserve sufficient funds in escrow from
78 SELLER'S net proceeds to pay those taxes when they become due and payable after title transfer. The escrow agent is instructed
79 to release the balance of the funds on reserve once it receives notice from the county auditor that the taxes on the land and
80 improvements have been paid in full to the date of title transfer. The Escrow Agent shall withhold
81 \$300 from SELLER to secure payment of final water and sewer charges, if any. The Escrow Agent is instructed to either
82 pay said charges or verify SELLER'S payment of said charges and remit any balance to SELLER. In the event the Property
83 shall be deemed subject to any agricultural tax recoupment (C.A.U.V.), BUYER SELLER agrees to pay the amount
84 of such recoupment.
85
86 **CHARGES/ESCROW INSTRUCTIONS** This Agreement shall be used as escrow instructions subject to the Escrow Agent's
87 standard conditions of acceptance that are not inconsistent with this Agreement. SELLER shall pay the following costs through
88 escrow: a) real estate transfer tax; b) any amount required to discharge any mortgage, lien or incumbrance not assumed by
89 BUYER; c) title exam and one-half the cost of insuring premium for Owners Fee Policy of Title Insurance; d) prorations due
90 BUYER; e) Broker's commissions; f) one-half of the escrow; and g) other _____
91 (unless VAFHA regulations prohibit payment of escrow fees by BUYER in which case SELLER shall pay the entire escrow fee).
92 SELLER shall pay directly all utility charges to the date of title transfer or date of possession, whichever is later. Tenant security
93 deposits, if any, shall be credited in escrow to the BUYER.
94
95 BUYER shall pay the following through escrow (unless prohibited by VA/FHA regulations): a) one-half of the escrow fee; b)
96 one-half the cost of insuring premiums for Owners Fee Policy of Title Insurance; c) all recording fees for the deed and any
97 mortgage; d) an additional commission of \$200 to Keller Williams Greater Cleveland Southeast if Buyer is a client or customer of
98 Keller Williams Greater Southeast; and e) other _____
99 BUYER acknowledges the availability of a LIMITED HOME WARRANTY PROGRAM with a deductible paid by BUYER which
100 will will not be purchased from _____ at a cost of \$ _____ which shall
101 be charged to SELLER BUYER through escrow at title transfer. The parties acknowledge that the limited home
102 warranty does not cover pre-existing defects in the Property and that Broker may receive a fee from the warranty provider.
103 SELLER(s) hereby authorizes and instruct escrow agent to send copy of their fully signed Closing Disclosure or HUD 1
104 Settlement Statement to the Brokers listed on this Agreement promptly after closing
105 BUYER(s) hereby authorizes the escrow agent to provide a copy of their fully signed Closing Disclosure or HUD 1
106 Settlement Statement to the Brokers listed on this Agreement promptly after closing
107
108 **INSPECTIONS:** This Agreement shall be subject to the following inspection(s) by a qualified inspector of BUYER'S choice no
109 later than ten (10) calendar days from the date of Acceptance of this Agreement. In conducting BUYER'S due diligence,
110 BUYER assumes sole responsibility to select and retain a qualified inspector for each requested inspection and releases SELLER

and Keller Williams Realty Greater Cleveland Southeast from any and all liability regarding the selection or retention of inspector(s).

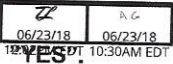
If BUYER does not elect inspections, BUYER acknowledges that BUYER is acting against the advice of BUYER'S agent and Broker. BUYER understands that all real property and improvements may contain defects and conditions that are not readily apparent and which may affect a property's use or value. The parties agree that the brokers and agents do not guarantee and in no way assume responsibility for the Property's condition. BUYER acknowledges that it is BUYER'S own duty to exercise reasonable care to inspect and make diligent inquiry of the SELLER or BUYER'S inspectors regarding the condition and systems of the Property. INSPECTIONS REQUIRED BY ANY STATE, COUNTY, LOCAL GOVERNMENT OR FHA/VA DO NOT REPLACE THE NEED FOR BUYER INSPECTIONS.

For BUYER'S protection, BUYER is urged and advised to contact the local government of the Property location to determine the possibility of any recent uncertified property tax assessments against the Property, as well as the most current registration of sex offenders and predators. Searches of uncertified property tax assessments are only at the express request of the BUYER'S lender. BUYER shall be responsible for conducting BUYER'S own due diligence investigations and shall not rely on representations of SELLER or any broker, agent or title agent involved in the transaction. BUYER is also urged and advised to perform the following inspections, if applicable, prior to purchase. Physical inspections by appraisers, VA, FHA, City inspectors, Health Departments, etc., do not negate the need for private inspections.

Choice	Inspection	Expense	
		BUYER	SELLER
Yes No			
<input checked="" type="checkbox"/> <input type="checkbox"/>	GENERAL HOME <u>14 or sooner</u> days	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <input type="checkbox"/>	SEPTIC SYSTEM _____ days	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <input type="checkbox"/>	WATER POTABILITY _____ days	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <input type="checkbox"/>	WELL FLOW RATE _____ days	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <input checked="" type="checkbox"/>	RADON _____ days	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <input checked="" type="checkbox"/>	MOLD _____ days	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <input checked="" type="checkbox"/>	OTHER _____ days	<input type="checkbox"/>	<input type="checkbox"/>

(Specify) none

If any of the qualified inspectors who have performed an inspection recommend further detailed inspections, or additional inspections are required by lender, then BUYER will notify SELLER in writing within three (3) calendar days of the completion of the last inspection and shall have an additional seven (7) calendar days from the date of notification to complete the additional inspections. All inspections are to be performed by the contractor(s) of BUYER'S choice, regardless of which party is paying for the inspections. BUYER is responsible for ordering the inspections. SELLER agrees to provide reasonable access to the Property for any and all inspections.

WAIVER  (initials) BUYER elects to waive each professional inspection to which BUYER has not indicated **YES**.

Any failure by BUYER to perform any inspection indicated "YES" herein is a waiver of such inspection and shall be deemed absolute acceptance of the Property by BUYER in its "AS IS" condition.

If BUYER is satisfied with the inspection results and/or does not notify SELLER of any defects within three (3) calendar days of the completion of the last inspection, then any contingency pursuant to this paragraph shall be removed without further action and the BUYER agrees to accept the Property in its present "AS IS" condition. If, in good faith, BUYER is unsatisfied with any of the above inspection(s), then BUYER must so notify SELLER in writing within three (3) calendar days of the completion of the last inspection. BUYER must either indicate (1) acceptance of the Property subject to SELLER'S good faith repair of certain material defects or (2) intention to void the Agreement. If BUYER and SELLER agree to a resolution of the unsatisfactory condition(s), SELLER and BUYER shall draft and sign a written addendum to this Agreement setting forth the terms of that resolution. If a resolution of the unsatisfactory condition(s) cannot be reached within five (5) calendar days of the written notice, then this Agreement shall be null and void, the parties agree to sign a mutual release. Upon receipt of said release, Escrow Agent shall distribute any monies on deposit in accordance with its terms. In the event BUYER does not inspect the Property within ten (10) calendar days of the date of this Agreement, then BUYER waives all rights of inspection, any contingency pursuant to this paragraph shall be removed, and BUYER agrees to accept the Property in its present "AS IS" condition.

The parties may agree IN WRITING to extend the dates for inspections, repairs, or the deadline for exercising their right to terminate the Agreement. SELLER agrees to provide reasonable access to the Property for BUYER to review and approve any

169 conditions corrected by SELLER.

170

171 Yes No

172 **PEST/WOOD DESTROYING INSECTS:** An inspection of all structures on said premises shall be made by a licensed

173 inspection or exterminating agency of BUYER'S or SELLER'S choice at BUYER'S SELLER'S expense and such
174 agency's written report shall be made available to the BUYER before closing. If such report shows existing infestation or damage
175 by pests, termites or wood destroying insects, treatment of the condition shall be made by a licensed exterminating agency which
176 shall furnish a certificate of guarantee for a period of at least one year in the case of termites and a certificate of guarantee for a
177 period of at least sixty (60) days in the case of wood destroying insects. ALL REPAIRS AND TREATMENT COSTS SHALL BE

178 PAID BY THE BUYERS or SELLER (unless FHAVA regulations prohibit payment of inspection by BUYER, in which
179 case SELLER shall pay the cost.) This AGREEMENT may be voided by the party paying for the repair and treatment if the cost
180 exceeds \$500.00

181

182 Yes No

183 **LEAD BASED PAINT:** BUYER shall have the right to have a risk assessment or inspection of the Property by a
184 qualified inspector, for the presence of lead-based paint and/or lead based paint hazards at BUYER'S expense within ten (10)
185 days after formation of a binding AGREEMENT. See EPA pamphlet "Protect Your Family from Lead in Your Home" for more
186 information.) In the event existing deficiencies or corrections are identified by the inspector in a written report, then BUYER shall
187 have the right to terminate the AGREEMENT or request that the SELLER repair the specific existing deficiencies noted on the
188 written inspection report. In that event, BUYER agrees to immediately provide SELLER with a copy of the written inspection
189 and/or risk assessment report. Upon receipt of the inspection report and BUYER'S request of repairs, SELLER will have the
190 option to either agree to correct the deficiencies identified in the inspector's written report or decline to do any repairs. If
191 SELLER elects to correct the deficiencies, SELLER agrees to provide to BUYER prior to Title Transfer with a certificate
192 from a qualified risk assessor or inspector demonstrating that the deficiencies have been remedied. If the SELLER declines to
193 correct the deficiencies, BUYER may elect to terminate the AGREEMENT or accept the Property in its "AS IS" condition.
194 BUYER may remove this right of inspection at any time without SELLER'S consent.

195

196 BUYER HAS (BUYER initials) received a copy of the EPA pamphlet entitled "PROTECT YOUR FAMILY FROM
197 LEAD IN YOUR HOME" and a copy of the "DISCLOSURE ON LEAD-BASED PAINT AND/OR LEAD BASED PAINT
198 HAZARDS." 06/23/18 06/23/18
12:02 PM EDT

199

200 BUYER HAS NOT (BUYER'S initials) received a copy of the EPA pamphlet entitled "PROTECT YOUR
201 FAMILY FROM LEAD IN YOUR HOME" and a copy of the "DISCLOSURE ON LEAD-BASED PAINT AND/OR LEAD-BASED
202 PAINT HAZARDS (disclosure form). "This offer is subject to the SELLER completing the disclosure form and BUYER'S
203 review and approval of the information contained on the disclosure form within _____ days from receipt.
204

205

206 **LOSS HISTORY REPORT:** The parties agree that this Agreement shall be subject to Buyer's review and approval of an
207 insurance claims loss history report on the Property. Buyer understands and agrees that Buyer shall be solely responsible for
208 obtaining the report. Within ten (10) days from the date of this Agreement, Buyer shall obtain and review the report and either
209 (a) remove this contingency in writing and accept the Property in its "AS IS" condition; or (b) terminate this Agreement by
210 written notice to Seller if the report identifies material defects not previously disclosed in writing to Buyer. If Buyer elects to
211 terminate this Agreement, then Buyer shall provide a copy of the report to Seller, and both parties agree to sign a mutual
212 release, whereupon the earnest money will be returned to Buyer. In the event Buyer does not obtain and review a report
213 within ten (10) calendar days of the date of this Agreement, then Buyer agrees that any contingency pursuant to this
214 paragraph shall be removed and buyer agrees to accept the Property in its present "AS IS" condition.

215 **In any event, Buyer agrees that the closing of this transaction shall terminate any further rights to any**
216 **inspection contingency and Buyer shall be deemed to have accepted the Property in its present "AS IS"**
217 **condition.**

218

219 **MEGAN'S LAW:** SELLER warrants that SELLER has disclosed to BUYER all notices received from the local Sheriff's
220 department pursuant to Ohio's sex offender law. BUYER acknowledges that any such information may no longer be accurate
221 and agrees to inquire with the local sheriff's office about sex offender registration. BUYER agrees to rely on solely BUYER'S
222 own inquiry with the local sheriff's office as to registered sex offenders, and not SELLER or any broker or agent.
223

224 **CONDITION OF PROPERTY:** BUYER has examined the Property and agrees that the Property is being purchased in its "AS
225 IS" PRESENT PHYSICAL CONDITION, including any defects disclosed by the SELLER on the State of Ohio Residential
226 Property Disclosure Form. SELLER agrees to notify BUYER in writing of any additional disclosure items that arise between the
227 date of Acceptance as herein defined and the date of recording of the deed. BUYER HAS BUYER'S initials)
228 received a copy of the Residential Property Disclosure Form signed by SELLER on 05/31/2018 (date) prior to
229 writing this offer.

230 BUYER HAS NOT (BUYER'S initials) received a copy of the Residential Property Disclosure Form. This offer is
231 subject to the SELLER completing the Residential Property Disclosure Form and BUYER'S review and approval of the information
232 contained on the disclosure form within _____ days from receipt. SELLER shall pay all costs for the repair of any gas line leak
233 found between the street and foundation at the time of transfer utilities. SELLER agrees to comply with any and all local
234 governmental point of sale laws and/or ordinances. SELLER will promptly provide BUYER with copies of any notices received from
235 government agencies to inspect or correct any current building code or health violations. If applicable, BUYER and seller shall have
236 _____ days after receipt by BUYER of all notices to agree in writing which party will be responsible for the correction of any
237 building code or health violation(s). In the event BUYER and SELLER cannot agree in writing, this AGREEMENT may be declared
238 null and void by either party.

239 **WALK THROUGH:** The parties agree that Buyer may conduct a walk-through of the Property on or about 3 day(s) prior to
240 the date of title transfer. Buyer acknowledges and agrees that the walk through shall be solely for the purpose of verifying
241 that the Property is in the same or similar condition that it was at the time of the execution of the Agreement, absent normal
242 wear and tear. Buyer agrees that no issues may be raised as a result of the walk through that relate to any defect or
243 condition existing as of the date of this Agreement. If there is a material adverse change in Property's condition at the time of the
244 walk through, then Buyer shall promptly notify the Seller and the escrow agent in writing. Thereafter, the parties shall mutually
245 agree in writing upon an amount to be either: (1) held in escrow from Seller's proceeds pending correction of the material
246 adverse change; or (2) credited to Buyer through escrow at the time of title transfer.

248 **REPRESENTATIONS AND DISCLAIMERS:** BUYER acknowledges that the SELLER has completed the Residential Property
249 Disclosure Form and agrees to hold the Broker(s) and their agents harmless from any misstatements, errors or omissions
250 made by the SELLER. BUYER also acknowledges and agrees that the Broker(s) and their agents have no obligation to
251 verify or investigate the information provided by the SELLER on that form. BUYER has not relied on any representation by the
252 Broker(s) and/or any agent(s) regarding the use or condition of the Property, square footage, zoning, lot dimensions,
253 homeowners' fees, public and private assessments, utility bills, taxes or special assessments except as listed below (if none,
254 indicate "none");

255 NONE

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

263 **BINDING AGREEMENT:** For purposes of this Agreement, "Days" shall be defined as calendar days. "Acceptance" shall occur
264 when the latter of the parties signs this Agreement without making material change and then delivers either written or verbal notice
265 of such signatures to the other party or the other party's agent. Upon Acceptance, this offer and all attachments and addenda,
266 shall become an Agreement binding on BUYER and SELLER, their heirs, executors, administrators, and assigns. This
267 Agreement shall be made part of or be used as the escrow instructions and shall be subject to the Escrow Agent's
268 standard conditions of escrow not inconsistent herewith. The terms, covenants, conditions, and provisions of this Agreement to
269 be performed by SELLER shall survive delivery and recording of the Deed.

271 **ADDENDA:** The additional terms and conditions in the attached addenda Agency Disclosure Form Residential
272 Property Disclosure Form VA FHA FHA Home Inspection Notice "For Your Protection"
273 Condominium Addendum Earnest Money Addendum House Sale Contingency Addendum
274 House Sale Concurrency Addendum Lead Based Paint Addendum
275 Other Affiliated are made part of this Agreement. **The terms and conditions of any addenda supersede
276 any conflicting terms of the Agreement.**
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<i>Farooq Rahman</i>	dotloop verified 06/23/18 12:02PM EDT YX0B-AVDE-QMRK-TBNC		
(BUYER)	Date	(ADDRESS AND ZIP CODE)	(E-MAIL ADDRESS)
<i>[Signature]</i>	dotloop verified 06/23/18 10:30AM EDT YSCN-CALM-BOQ1-4YXX		
(BUYER)	Date	(Telephone)	(E-MAIL ADDRESS)

DEPOSIT RECEIPT: Receipt is hereby acknowledged of a check made payable to either Broker or Escrow Agent serving as Depository; (OR) note in for the earnest money, subject to terms of the above offer.

By *Michaleen Paul* dotloop verified 06/23/18 6:16AM EDT HJE5-ZU9L-WJXW-YH3I Office KW Greater Cleveland Southeast Phone: 440-840-3538

ACCEPTANCE: SELLER accepts the above offer and irrevocably instructs the escrow agent to pay from SELLER'S escrow funds a commission per listing agreement to listing Broker at Realty Trust Services (address) and according to compensation offered in the MLS to or 1000.00 Keller Williams Greater Cleveland Southeast (cooperating broker, if any,) at the following address: 32875 Solon Rd, Solon, Ohio, 44139 as the sole procuring agents in this transaction. Michaleen A. Paul and Robert W. Paul

<i>James L Maradits Jr</i>	dotloop verified 06/24/18 6:57PM EDT NSEY-DEYY-PDKL-WWFZ	<u>3620 W 155th St, Cleveland, OH 44111</u>
SELLER	Date	(ADDRESS AND ZIP CODE) (E-Mail ADDRESS)
		<u>440 223 8316 jamesmaradits@gmail.com</u>
SELLER	Date	(TELEPHONE) (E-Mail ADDRESS)

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

Multiple Listing Information

<u>James Maradits</u>	<u>2017002328</u>
(Listing agent name)	(Listing agent license #)
<u>Realty Trust Services</u>	<u>#9165</u>
(Listing broker name)	(Listing broker office #)
<u>MichaleenA. Paul & Robert W. Paul</u>	<u>2011002283</u>
(Selling agent name)	(Selling agent license #)
<u>KWGCSE</u>	<u>#9181</u>
(Selling broker name)	(Selling broker office)



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: 12147 Triskett Rd, Cleveland, Ohio, 44111

Buyer(s): GTA Properties LLC

Seller(s): BDJ Holdings LLC

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by Michaleen Paul & Robert Paul, and KW Greater Cleveland Southeast
AGENT(S) BROKERAGE

The seller will be represented by James Maradits, and Realty Trust Services LLC
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

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

- Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the 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.

Trevor Lehman
BUYER/TENANT
dotloop verified 06/23/18 12:02PM EDT R30Q-09RK-HCGN-FLCW

James L Maradits II
SELLER/LANDLORD
dotloop verified 06/24/18 6:57PM EDT W1TZ-CRSB-007D-LKML

[Signature]
BUYER/TENANT
dotloop verified 06/23/18 10:30AM EDT 57UI-LPN4-JLBZ-EART

[Signature]
SELLER/LANDLORD

List agent has ownership interest in property

JLM
06/24/18 6:57PM EDT

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.

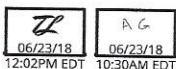
Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to an attorney or to:



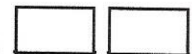
Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100



Buyer's Initials:



Seller's Initials:





EARNEST MONEY ADDENDUM

The following provisions are part of the Offer to Purchase Real Estate and Acceptance between
GTA Properties LLC (BUYER) and
BDJ Holdings LLC (SELLER) for
The property located at 12147 Triskett Rd, Cleveland, OH 44111,
Ohio, with offer dated 06/22/2018.

The parties hereby agree as follows:

1. Earnest Money in the amount of \$1000.00 will be collected from the BUYER according to the terms of the Offer to Purchase Real Estate and Acceptance.
2. Earnest Money will be deposited with one of the following:
 - Title company and/or Escrow Agent named in the Offer to Purchase Real Estate and Acceptance and will be credited to the BUYER.
 - Keller Williams Greater Cleveland Southeast, BUYER's brokerage, and may be Credited to the Commission due the brokerage at closing.
 - _____, SELLER's Brokerage, may/will be credited to the Commission due the brokerage at closing.
3. In the event the agreed to contract is voided or does not close, Earnest Money will be disbursed according to the terms of the Mutual Release signed by BUYER and SELLER and delivered promptly to the holder of the Earnest Money named above.

BUYER: Trevor Lohman dotloop verified 06/23/18 12:02PM EDT YEOM-B029-WD5Q-0KDU SELLER: James L Maradits II dotloop verified 06/24/18 6:57PM EDT 83FS-H8KZ-H1UN-MIOR

BUYER: [Signature] dotloop verified 06/23/18 10:30AM EDT WVAC-RAWB-PVNH-NBHW SELLER: _____

DATE: _____ DATE: _____



PROMISSORY NOTE

The undersigned hereby promises to pay to the order of Keller Williams Greater Cleveland Southeast
the sum of One Thousand Dollars (\$ 1000.00 .00),
and further agrees that this Promissory Note is payable on demand as of the date due pursuant to the Offer to
Purchase and Acceptance for the property located at 12147 Triskett Rd,
Cleveland, 44111, Ohio.

Signature: Trevor Lohman
dotloop verified
06/23/18 12:02PM EDT
W19M-Z08N-109D-PLT8

Signature: [Handwritten Signature]
dotloop verified
06/22/18 8:57PM EDT
PYJ0-ZHDG-1SGY-IYX0

Print Name: _____

Print Name: _____

Date: _____

Date: _____

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

(In Compliance with Federal Law)

BUYER: GTA Properties LLC

SELLER: BDJ Holdings LLC

PROPERTY ADDRESS: 12147 Triskett Rd, Cleveland, 44111, OH 44111

We are pleased to recommend that you arrange title and/or escrow closing services through New Market Title Solon, LLC ("NMTS"). NMTS is a title insurance policy issuing agent of Chicago Title Insurance Company ("Chicago Title") and contracts with Chicago Title for certain settlement services. PLEASE NOTE that Keller Williams Greater Cleveland Southeast, (New Market Title Opportunities, LLC) has a business relationship with NMTS and has a direct ownership interest of 49.9 % in NMTS. Because of this relationship, these referrals may provide New Market Title Opportunities, LLC a financial or other benefit.

Below are the estimated range of charges for settlement services:

<u>Amount of Title Insurance Coverage for Owners Policy</u>	<u>Premium per \$1,000 of Contract Sales Price</u>	<u>Closing (Escrow) Fee</u>
Up to \$150,000	\$5.75 / \$1,000	Closing fees
Over \$150,000 up to \$250,000	Fee \$187.50 + \$4.50/\$1,000	\$175 - \$375
Over \$250,000 up to \$500,000	Fee \$437.50 + \$3.50/\$1,000	Based on County
Over \$500,000 up to \$10,000,000	Fee \$812.50 + \$2.75/\$1,000	
Over \$10,000,000	Fee \$812.50 + \$2.25/\$1,000	
Minimum Charge	\$175	

Charges to Purchaser

Owner's Title Insurance	½ per schedule above
Settlement / Escrow Fee	per schedule above
Title Insurance Binder	\$75
Lender's Coverage (simultaneous issue)	\$100
Special Tax Exam	\$60
Shipping/Handling Service Fee	\$50
Update Service Fee	\$50

Charges to Seller

Owner's Title Insurance	½ per schedule above
Settlement/Escrow Fee	per schedule above
Title Exam (based on County)	\$195 - \$350
Shipping/Handling Fee	\$ 50
Update Service Fee	\$ 50

Please Note: There may be additional charges depending on the particular needs of your transaction.

While we encourage you to use these companies, you are NOT required to use the listed provider as a condition for the purchase, sale, or refinance of the subject property. THERE ARE OTHER SETTLEMENT SERVICE PROVIDERS WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.


Acknowledgment

I/we have read this disclosure form and understand that Keller Williams Greater Cleveland Southeast is referring me/us to purchase the above-described settlement service(s), and that it may receive a financial or other benefit as a result of that referral.

Seller:  dotloop verified
06/24/18 6:57PM EDT
831R-P8DC-AMRM-VDYF Date: _____

Seller: _____ Date: _____

Buyer:  dotloop verified
06/23/18 10:30AM EDT
NWL7-8EVC-J55O-G3HB Date: _____

Buyer:  dotloop verified
06/23/18 10:30AM EDT
NX55-QFOJ-BZKM-BK1D Date: _____