

**RESIDENTIAL PURCHASE AGREEMENT
OFFER, RECEIPT AND ACCEPTANCE**

1 **BUYER:** The undersigned Davic Enterprises Inc. offers to buy the

2 **PROPERTY:** Located at 549 Purdue Ave,

3 City Elyria, Ohio, Zip Code 44035.

4 Permanent Parcel No. 06-25-002-107-017, 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. The
11 following selected items shall also remain: satellite dish; range and oven; microwave; kitchen
12 refrigerator;

13 dishwasher; washer; dryer; radiator covers; window air conditioner; central air conditioning;
14 gas grill; fireplace tools; screen, glass doors and grate; all existing window treatments;
15 ceiling fan(s); wood burner stove inserts; gas logs; and water softener.

16 Also included: Per MLS AS-IS

17 Fixtures NOT Included: _____

18 _____

19 **PRICE:** Buyer shall pay the sum of.....\$ 25,000.00

20 Earnest money payable to _____ in the amount of \$ _____

21 In the form of a check other: _____ which shall be
22 redeemed immediately upon receipt of a binding agreement (as defined

23 on lines 216-224) and _____

24 Balance of cash to be deposited in escrow.....\$ 1,000.00

25 Mortgage loan to be obtained by Buyer.....\$ _____


26 Conventional, FHA, VA, Other CASH

27 _____

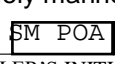

28 Buyer selects Mt. Morris Title Company to complete transaction

29 **FINANCING:** Buyer shall make a written application for the above mortgage loan and provide documentation to
30 Seller of said application within n/a days and shall obtain a commitment for that loan no later than
31 n/a days after acceptance of this offer. If the closing date cannot occur by the date of closing due to
32 no fault of either party, any government regulation or lender requirement, the date of closing shall be extended for
33 the period necessary to satisfy these requirements, not to exceed fourteen (14) business days. At the Seller's
34 written election, if, despite Buyer's good faith efforts, that commitment has not been obtained, then this Agreement
35 shall be null and void. Upon signing of a *mutual release* by Seller and Buyer, the earnest money deposit shall be
36 returned to the Buyer without any further liability of either party to the other or to the Brokers and their agents. (see
37 line 205)

38 **CLOSING:** All funds and documents necessary for the completion of this transaction shall be placed in escrow
39 with the lending institution or escrow company on or before Oct. 30, 2021 or sooner, and title shall be
40 recorded on or about Oct. 30, 2021 or sooner. Ohio law requires that closing funds over the amount of
41 \$1,000.00 be electronically transferred to the closing/escrow agent. Buyers are advised to consult their lender and
42 closing/escrow agent for wiring requirements to assure that funds are received in a timely manner.

Page 1 of 6
BUYER  _____
08/16/21
2:03 PM EDT
dotloop verified

RESIDENTIAL PURCHASE AGREEMENT
NEOHREX – Amended: March 2017

GF  POA  08/16/2021
SELLER'S INITIALS AND DATE

Property Address: 549 Purdue Ave, Elyria, OH 44035

43 **POSSESSION:** Seller shall deliver possession to Buyer of the property within TBD days by TBD (time),
44 AM PM after the title has been recorded. Subject to Buyer's rights, if any, the premises may be occupied by
45 the Seller free for 0 days. Additional 0 days at a rate of \$0 per day. Insurance coverage
46 and payment and collection of fees for use and occupancy after recording of title are the sole responsibility of
47 Seller and Buyer.

48 **TITLE:** Seller shall convey a marketable title to Buyer by general warranty deed and/or fiduciary deed, if required,
49 with dower rights released, free and clear of all liens and encumbrances whatsoever, except a) any mortgage
50 assumed by Buyer, b) such restrictions, conditions, easements (however created) and encroachments as do not
51 materially adversely affect the use or value of the property, c) zoning ordinances, if any, and d) taxes and
52 assessments, both general and special, not yet due and payable. Seller shall furnish an Owner's Fee Policy of Title
53 Insurance in the amount of the purchase price. Seller shall have thirty (30) days after notice to remove title defects.
54 If unable to do so, Buyer may either a) accept Title subject to each defect without any reduction in the purchase
55 price or b) terminate this agreement, in which case neither Buyer, Seller nor any broker shall have any further
56 liability to each other, and both Buyer and Seller agree to sign a *mutual release*, releasing earnest money to Buyer.
57 (see line 205)

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

76 _____
77 In the event the property shall be deemed subject to any agricultural tax recoupment (C.A.U.V.),

78 Buyer Seller agrees to pay the amount of such recoupment.

79 **CHARGES/ESCROW INSTRUCTIONS:** This agreement shall be used as escrow instructions subject to the
80 Escrow Agent's usual conditions of acceptance.

81 Seller shall pay the following costs through escrow: a) deed preparation b) real estate transfer tax, c) any amount
82 required to discharge any mortgage, lien or encumbrance not assumed by Buyer, d) title exam and one half the
83 cost of insuring premium for Owners Fee Policy of Title Insurance, e) pro-rations due Buyer, f) Broker's
84 commissions, g) one-half of the escrow fee (unless VA/FHA regulations prohibit payment of escrow fees by Buyer
85 in which case Seller shall pay the entire escrow fee), and h) _____.
86 Tenant security deposits, if any, shall be credited in escrow to the Buyer. The escrow agent shall withhold
87 \$ _____ from the proceeds due Seller for payment of Seller's final water and
88 sewer bills. Seller shall pay all utility charges to date of recording of title or date of possession whichever is later.

89 Buyer shall pay the following through escrow (unless prohibited by VA/FHA regulations): a) one-half of the escrow
90 fee b) one half the cost of insuring premiums for Owners Fee Policy of Title Insurance; c) all recording fees for the
91 deed and any mortgage, d) _____. If the closing
92 date cannot occur by the date of closing due to any government regulation or lender requirement, the date of
93 closing shall be extended for the period necessary to satisfy these requirements, not to exceed fourteen (14)
94 business days. The Selling and Listing Brokers request and the Seller(s) and Buyer(s) hereby authorize and

Property Address: 549 Purdue Ave, Elyria, OH 44035

95 instruct the escrow agent to send a copy of their fully signed, Buyers and Sellers, Closing Disclosures and/or
96 Settlement Statements, if applicable, to their respective Broker(s) listed on this Agreement promptly after closing,
97 which Brokers may disburse to other parties to the transaction.

98 **HOME WARRANTY:** Buyer acknowledges that Limited Home Warranty Insurance Policies are available and that
99 such policies have deductibles, may not cover pre-existing defects in the property, and have items excluded from
100 coverage. Broker may receive a fee from the home warranty provider. Buyer does does not elect to secure a
101 Limited Home Warranty Plan issued by n/a. The cost of \$ n/a
102 shall be paid by Buyer Seller through escrow.

103 **INSPECTION:** This agreement shall be subject to the following inspection(s) by a qualified inspector of
104 Buyer's choice within the specified number of days from acceptance of binding agreement. Buyer assumes
105 sole responsibility to select and retain a qualified inspector for each requested inspection and releases
106 Broker of any and all liability regarding the selection or retention of the inspector(s). If Buyer does not elect
107 inspections, Buyer acknowledges that Buyer is acting against the advice of Buyer's agent and Broker. Buyer
108 understands that all real property and improvements may contain defects and conditions that are not readily
109 apparent and which may affect a property's use or value. Buyer and Seller agree that the Broker(s) and their
110 agent(s) do not guarantee and in no way assume responsibility for the property's condition. Buyer acknowledges
111 that it is Buyer's own duty to exercise reasonable care to inspect and make diligent inquiry of the Seller or Buyer's
112 inspectors regarding the condition and systems of the property.

113 **Inspections required by any state, county, local government or FHA/VA do not necessarily eliminate the**
114 **need for the inspections listed below.**

115 Waiver WD (initials) Buyer elects to waive each professional inspection to which Buyer has not indicated
116 "yes". 08/16/21 Any failure by Buyer to perform any inspection indicated "yes" herein is a waiver of such inspection
117 and shall be deemed absolute acceptance of the property by Buyer in its "as is" condition.

Choice			Inspections	Expense	
	Yes	No		BUYER	SELLER
118	<input type="checkbox"/>	<input checked="" type="checkbox"/>	GENERAL HOME _____ days from acceptance of Agreement	<input type="checkbox"/>	<input type="checkbox"/>
119	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SEPTIC SYSTEM _____ days from acceptance of Agreement	<input type="checkbox"/>	<input type="checkbox"/>
120	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WELL WATER..... _____ days from acceptance of Agreement (<input type="checkbox"/> flow, <input type="checkbox"/> potability)	<input type="checkbox"/>	<input type="checkbox"/>
121	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RADON..... _____ days from acceptance of Agreement	<input type="checkbox"/>	<input type="checkbox"/>
122	<input type="checkbox"/>	<input checked="" type="checkbox"/>	MOLD..... _____ days from acceptance of Agreement	<input type="checkbox"/>	<input type="checkbox"/>
123	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PEST/ WOOD DESTROYING INSECTS _____ days from acceptance of Agreement	<input type="checkbox"/>	<input type="checkbox"/>
124	<input type="checkbox"/>	<input checked="" type="checkbox"/>	OTHER..... _____ days from acceptance of Agreement	<input type="checkbox"/>	<input type="checkbox"/>
125	(list other inspections) _____				

126 Within three (3) days after completion of the last inspection, Buyer shall elect one of the following:
127 a. Remove the inspection contingency and accept the property in its "as is" present physical condition. If the
128 property is accepted in its "as is" present physical condition, Buyer agrees to sign an *Amendment to the*
129 *Residential Purchase Agreement* removing the inspection contingency and this agreement will proceed in
130 full force and effect; **OR**
131 b. Accept the property subject to Seller agreeing to have specific items that were identified in a written
132 inspection report, if requested, repaired by a qualified contractor in a professional manner at Seller's
133 expense. If the property is accepted subject to the Seller repairing specific defects, Buyer agrees to provide
134 Seller with a copy of all inspection reports, if requested, and sign an *Amendment to the Residential*
135 *Purchase Agreement* removing the inspection contingency and identifying the defects which are to be
136 repaired. Seller and Buyer have five (5) days from Seller's receipt of the written list of defects and the
137 inspection report(s), if requested, to agree in writing which defects, if any, will be corrected at Seller's
138 expense. If a written agreement is not signed by Seller and Buyer within those five (5) days, this agreement
139 is null and void and Seller and Buyer agree to sign a *mutual release*, with the earnest money being returned
140

Property Address: 549 Purdue Ave, Elyria, OH 44035

144 to the Buyer. (see line 205) The Buyer and Seller can mutually agree in writing to extend the dates for
145 inspections, repairs, or to exercise their right to terminate the Agreement. Seller agrees to provide
146 reasonable access to the property for Buyer to review and approve any conditions corrected by Seller, **OR**
147 Terminate this agreement if written inspection report(s) identify material latent defects not previously
148 disclosed in writing by the Seller and/or any cooperating real estate broker. If Buyer elects to terminate this
149 agreement based upon newly discovered material latent defects in the property, Buyer agrees to provide a
150 copy of the written inspection report(s), if requested, to the Seller, and both parties agree to sign a *mutual*
151 *release*. The earnest money will be returned to the Buyer without any further liability of either party to the
152 other or to the broker(s) (see line 205).

153 **MEGAN'S LAW** Seller warrants that Seller has disclosed to Buyer all notices received pursuant to Ohio's sex
154 offender law. The Buyer acknowledges that the information disclosed may no longer be accurate and agrees to
155 inquire with the local sheriff's office. Buyer agrees to assume the responsibility to check with the local sheriff's office
156 for additional information. Buyer will rely on Buyer's own inquiry with the local sheriff's office as to registered sex
157 offenders in the area and will not rely on Seller or any real estate agent involved in the transaction to determine if a
158 sex offender resides in the area of any property Buyer may purchase.

159 **CONDITION OF PROPERTY:** Buyer has examined the property and agrees that the property is being purchased
160 in its "As Is" Present Physical Condition including any defects disclosed by the Seller on the Ohio *Residential*
161 *Property Disclosure Form* or identified by any inspections requested by either party or any other
162 forms or addenda made a part of this agreement. Seller agrees to notify Buyer in writing of any additional
163 disclosure items that arise between the date of acceptance and the date of recording of the deed. Buyer has not
164 relied upon any representations, warranties, or statements about the property (including but not limited to its
165 condition or use) unless otherwise disclosed on this agreement or on the *Residential Property Disclosure Form*.


- 166 1. Buyer acknowledges receipt of completed *Residential Property Disclosure Form* from Seller
167 2. Buyer has not received *Residential Property Disclosure Form* and Seller agrees to deliver to Buyer a copy of
168 the completed *Residential Property Disclosure Form* within three (3) days after acceptance unless the sale of
169 the property is exempt by Ohio Revised Code 5302.30 from the use of the form.

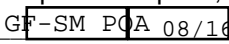
170 Seller shall pay all costs for the repair of any gas line leak found between the street and foundation at the time
171 of recording of title, or restoration of utilities, whichever is sooner. Seller agrees to comply with any and all local
172 governmental point of sale laws and/or ordinances. Seller will promptly provide Buyer with copies of any notices
173 received from governmental agencies to inspect or correct any current building code or health violations. If
174 applicable, Buyer and Seller have five (5) days after receipt by Buyer of all notices to agree in writing which party
175 will be responsible for the correction of any building code or health violation(s). If Buyer and Seller cannot agree in
176 writing, this Agreement can be declared null and void by either party. In that event Seller and Buyer agree to sign a
177 *mutual release* with instruction to the Broker on disbursement of the earnest money. (see line 205)

178 **REPRESENTATIONS AND DISCLAIMERS:** Buyer acknowledges that the Seller completed the Residential
179 Property Disclosure Form unless otherwise stated above and Seller has not made any representations or
180 warranties, either expressed or implied, regarding the property, (except for the Ohio Residential Property
181 Disclosure Form, if applicable), and agrees to hold the Brokers and their agents harmless from any misstatements
182 or errors made by the Seller on the form. Buyer also acknowledges and agrees that the Brokers and their agents
183 have no obligation to verify or investigate the information provided by the Seller on that form. Buyer hereby
184 acknowledges that any representation by Seller or the real estate agent(s) regarding the square footage of the
185 rooms, structures or lot dimensions, homeowner's fees, public and private assessments, utility bills, taxes and
186 special assessments are approximate and not guaranteed. Please list any and all verbal representations made by
187 Brokers or their agents that you relied upon when purchasing this property (if none, write "none")

188

189 **DAMAGE:** If any building or other improvements are destroyed or damaged in excess of ten percent of the
190 purchase price prior to title transfer, Buyer may either a) accept the insurance proceeds for said damage and
191 complete this transaction or b) terminate this agreement and receive the return of all deposits made. In that
192 event, Seller and Buyer agree to sign a *mutual release*, with instruction to the Broker on disbursement of the
193 earnest money on deposit (see line 205). If such damage is less than ten percent of the purchase price, Seller

BUYER  _____
08/16/21
4:03 PM EDT
dotloop verified

 _____
GF-SM PCA 08/16/2021
SELLER'S INITIALS AND DATE

549 Purdue Ave, Elyria, OH 44035

Property Address: ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
~~2044 Morrison Ave, Lakewood, OH 44127~~

194 shall restore the property to its prior condition and Buyer agrees to complete the purchase of the Property


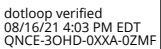
195 **ADDENDA:** The additional terms and conditions in the attached addenda Agency Disclosure Form
196 Residential Property Disclosure VA FHA FHA Home Inspection Notice Secondary Offer Condominium
197 Short Sale House Sale Contingency House Sale Concurrency Lead Based Paint (required if built before 1978)
198 Homeowner's Association Affiliated Business Arrangement Disclosure Statement Walk-Through Addendum
199 Other
200 are made part of this Agreement. **The terms and conditions of any addenda will supersede any conflicting**
201 **terms in the Purchase Agreement.**

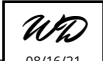
202 **ADDITIONAL TERMS:** _____
203 _____
204 _____

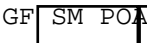

205 **EARNEST MONEY:** In the event of a dispute between the Seller and Buyer regarding the disbursement of the
206 earnest money in the Broker's trust account, the Broker is required by Ohio law to maintain such funds in a trust
207 account until the Broker receives (a) written instructions signed by the parties specifying how the earnest money is
208 to be disbursed or (b) a final court order that specifies to whom the earnest money is to be rewarded. If within two
209 years from the date the earnest money was deposited in the Broker's trust account, the parties have not provided
210 the Broker with such separate signed instructions or written notice that such legal action to resolve the dispute has
211 been filed, the Broker shall return the earnest money to the purchaser with no further notice to the Seller. In all
212 events, at closing of the transaction, the broker shall have the right to apply earnest money being held by broker
213 against the real estate commission owed the broker as a result of said closing. If said earnest money
214 exceeds commission due Broker, the amount over the commission due Broker shall be sent to the escrow agent or
215 if requested by Seller, the total earnest money shall be sent to the Escrow Agent.

216 **BINDING AGREEMENT:** Upon written acceptance, then either written or verbal notice of such acceptance to the
217 last-offering party, this offer and any addenda listed above shall become a legally binding agreement upon Buyer
218 and Seller and their heirs, executors, administrators and assigns and shall represent the entire understanding of the
219 parties regarding this transaction. All counter-offers, amendments, changes or deletions to this Agreement shall be
220 in writing and be signed/initialed by both Buyer and Seller. Facsimile and/or scan and e-mail signatures shall be
221 deemed binding and valid. This Agreement shall be used as escrow instructions subject to the Escrow Agent's
222 usual conditions of acceptance. If there is any conflict between the escrow's conditions of acceptance and this
223 Agreement, the terms of this Agreement shall prevail. For purposes of this Agreement, "days" shall be defined as
224 calendar days.

225 **This Agreement is a legally binding contract. If you have any questions of law, consult your attorney.**

226 BUYER   Address _____
227 Print Name ~~XXXXXXXXXX~~ Davic Enterprises Inc. ZIP _____
228 BUYER _____ Date _____ Phone _____
229 Print Name ~~XXXXXXXXXX~~ Email _____

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BUYER'S INITIALS AND DATE
08/16/21
dotloop verified

  08/16/2021
SELLER'S INITIALS AND DATE

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230 **ACCEPTANCE:** Seller accepts the above offer and irrevocably instructs escrow agent to pay from Seller's escrow
231 funds a commission of \$Per MLS _____ or _____ percent (3 %) of the
232 purchase price to Jeff Swiecicki (Selling Broker) JBS REALTY (Office)
233 and \$ 249.00 plus - percent (3 %) of the
234 purchase price to Christopher Kaylor (Listing Broker) Realty Trust Service (Office)

235 SELLER *Geraldine Fitzpatrick Stephanie McCoy POA* Address 549 Purdue Ave, Elyria, OH
236 Print Name Geraldine Fitzpatrick -Stephanie McCoy POA ZIP 44035

237 SELLER Date 08/16/2021 Phone _____
238 Print Name _____ Email _____

239 Selling Agent Name, RE License Number,
240 Telephone and Email:
241 Jeff Swiecicki 2006001076
242 330-888-5117
243 jbsinc2@gmail.com
244 _____

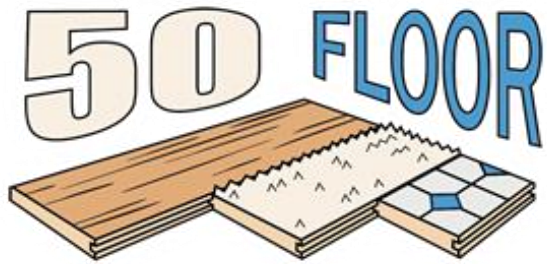
Listing Agent Name, RE License Number
Telephone and Email:
Christopher Kaylor
(330) 840-1073
Lisc 2011003065
Chrisckaylor@gmail.com

245 Selling Brokers Name, BR License Number,
246 Telephone and Email:
247 Jeff Swiecicki 2006001076
248 330-888-5117
249 jbsinc2@gmail.com
250 _____

Listing Brokers Name, BR License Number
Telephone and Email:
Realty Trust Service
(330) 840-1073
Chrisckaylor@gmail.com

WD
08/16/21
dotloop verified
BUYER'S INITIALS AND DATE

GF SM POA 08/16/2021
SELLER'S INITIALS AND DATE



Proposal

Date: 7/13/2021
Sales Representative: Logan pell
Cell Phone: 440-665-9099

877-50FLOOR

Name: Wes Davic
Address: 549 purdue ave
City, St, Zip elryia ohio 44036
Phone: -
Phone: -
Email:

Name:
Address:
City, St, Zip
Phone:
Phone:
Email:

Areas	Product	Color	Line Total
Living room	Axis Prime	Reclaimed	
Dining room	Axis Prime	Reclaimed	
Bed 1/closets	Axis Prime	Reclaimed	
Bed 2 /closets	Axis Prime	Reclaimed	
Bed 3/closets	Axis Prime	Reclaimed	
Bed 4/closets	Axis Prime	Reclaimed	
Stairs/Landing/Hall	Axis Prime	Reclaimed	
		MSRP	\$16,565.00
R/R all appliances		Free install and coupons	-\$4,827.00
Tear up and haul away flooring			
Price after all discounts applied			\$11,738.00

Areas	Product	Color	Line Total

Notes:	Price after all discounts applied	\$0.00
---------------	------------------------------------------	---------------

price includes 1/4 round moulding and install
Price includes removal of all current flooring
haul away of current flooring included

Prices include
all materials, labor and tax

50floor.com

SHORT SALE ADDENDUM

This is an addendum to the Purchase Agreement signed by:

(Buyer) Davic Enterprises Inc. on (date) _____

(Seller) Geraldine Fitzpatrick -Stephanie McCoy POA on (date) 8/10/2021

for the purchase of the property located at 549 Purdue Ave. Elyria Ohio 44035

In the event of any conflicts between the Purchase Agreement and this Addendum, the terms of this Addendum shall prevail.

Buyer/Seller understands the listed price of the above property may not represent an amount sufficient to satisfy all outstanding mortgage(s) and/or lien(s) on the Property. An offer to purchase for the full listed price with no contingencies will still be "subject to the approval and acceptance of all secured lien holders".

Buyer understands the Seller may choose to continue the marketing of the Property for sale after accepting Buyer's offer until all secured lien holders have approved of Buyer's offer and all other contingencies have been removed.

Buyer/Seller understands that the amount of time necessary to negotiate a reduction in payoff amounts from each secured lien holder is unknown, that the closing and title transfer dates stated in the offer to purchase may require an extension of time and that the closing and title transfer may never occur. Buyer/Seller agrees to defend and indemnify Russell Real Estate Services, its agents, employees, officers, shareholders, successors and assigns from any and all demands, claims, actions, causes of action and liability of any kind resulting, directly or indirectly, from Seller's inability to sell property and/or deliver clear title to Buyer.

Seller is informed that a short sale may have credit or legal consequences and may result in taxable income to Seller. Seller is advised to seek advice from an attorney, certified public accountant or other expert regarding such potential consequences of a short-sale. If the property you are selling qualifies as your personal residence you will need to file Tax Form 982.

Buyer understands that the property is offered for sale in "as is" condition and Buyer assumes full responsibility for any defects in property and/or structure. Seller will make no repairs to the Property.

This offer is contingent upon the Sellers Obtaining in writing any and all releases to the Sellers satisfaction from all lenders and lien holders.

Buyer Davic Enterprises Inc. Date _____

Buyer *Davic Enterprises, Inc.* dotloop verified 08/16/21 4:03 PM EDT TCHF-6LHD-XDNN-LKS2 Date 8/16/2021

Buyers Agent *Jeff Swiecicki* dotloop verified 08/16/21 3:38 PM EDT WBPK-7X73-P1OJ-T4EH Date 8/16/2021

Seller Geraldine Fitzpatrick -Stephanie McCoy POA Date 8/10/2021

Seller _____ Date 08/10/2021
Geraldine Fitzpatrick -Stephanie McCoy POA

Sellers Agent *Christopher Kaylor* Date 8/10/2021



**Realty Trust
Services**



CONSUMER GUIDE TO AGENCY RELATIONSHIPS

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

Representing the Sellers

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

Representing Buyers

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

Dual Agency

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

Representing Both the Buyer & Seller

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

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

Working With Realty Trust Services- Our Policy On Agency

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

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

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

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

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

Working With Other Brokerages

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

Fair Housing Statement

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

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

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

Geraldine Fitzpatrick -Stephanie McCoy POA

Davic Enterprises Inc.

Name (Please Print)

Name (Please Print)

Geraldine Fitzpatrick Stephanie McCoy POA 08/07/2021

Signature Date

Davic Enterprises, Inc. dotloop verified
08/16/21 4:03 PM EDT
IQAM-LQJT-W4SC-UJCO

Signature Date

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

Lead Warning Statement

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

Property Address: 549 PURDUE AVE ELYRIA, OH 44035

Seller's Disclosure

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

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

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

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

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

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

Purchaser's Acknowledgment

(c) WD 08/16/21 Purchaser has received copies of all information listed above.

(d) WD 08/16/21 Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) dotloop Verified Purchaser has (check (i) or (ii) below):

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

Agent's Acknowledgment

(f) CK 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.

Geraldine Fitzpatrick -Stephanie McCoy POA

08/07/2021

Seller	Date
Davic Enterprises Inc.	
Purchaser	Date
<i>Christopher Kaylor</i>	8/6/2021
Agent	Date

<i>Geraldine Fitzpatrick Stephanie McCoy POA</i>	Date
<i>Davic Enterprises, Inc.</i>	08/16/21 4:03 PM EDT IMVS-SNEC-AT01-WD0E
<i>Jeff Swiecicki</i>	08/16/21 3:38 PM EDT SCIR-AMUX-TXFU-PWXH



STATE OF OHIO
DEPARTMENT OF COMMERCE

2013

POA has not lived in home in over 15 years. 549 PURDUE AVE ELYRIA, OH 44035

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.

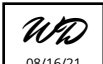
THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

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.

GF-SM POA
Owner's Initials _____ Date 08/07/2021
Owner's Initials _____ Date _____

Purchaser's Initials  Date _____
Purchaser's Initials 08/16/21 4:03 PM EDT dotloop verified Date _____



STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 549 PURDUE AVE ELYRIA, OH 44035

Owners Name(s): Geraldine Fitzpatrick -Stephanie McCoy POA

Date: 08/07/2021, 20

Owner [] is [X] is not occupying the property. If owner is occupying the property, since what date: 15 years
If owner is not occupying the property, since what date:

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

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

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

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) [] 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 [] No [] If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

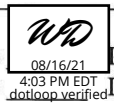
Information on the operation and maintenance of the type of sewage system serving the property is available from the
department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? [] Yes [] 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? [] Yes [] No
If "Yes", please describe and indicate any repairs completed:

Owner's Initials GF-SM POA Date 08/07/2021

Purchaser's Initials [Signature] Date
Purchaser's Initials [Signature] Date



Property Address _____

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

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

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

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

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

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

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

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

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

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

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

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials ^{GF-SM POA} _____ Date 08/07/2021
Owner's Initials _____ Date _____

Purchaser's Initials WD Date _____
Purchaser's Initials 08/16/21 4:03 PM EDT dotloop verified Date _____

549 PURDUE AVE ELYRIA, OH 44035

Property Address _____

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

If "Yes", please describe: _____

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

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

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

Is the property located in a designated flood plain?

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

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

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No

If "Yes", please describe: _____

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

If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No

If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____

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

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

If "Yes", please describe (amount) _____

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

	Yes	No		Yes	No
1) Boundary Agreement	<input type="checkbox"/>	<input type="checkbox"/>	4) Shared Driveway	<input type="checkbox"/>	<input type="checkbox"/>
2) Boundary Dispute	<input type="checkbox"/>	<input type="checkbox"/>	5) Party Walls	<input type="checkbox"/>	<input type="checkbox"/>
3) Recent Boundary Change	<input type="checkbox"/>	<input type="checkbox"/>	6) Encroachments From or on Adjacent Property	<input type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe: _____

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

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

GF-SM POA

Owner's Initials _____ Date 08/07/2021
Owner's Initials _____ Date _____

Purchaser's Initials  Date _____
Purchaser's Initials 08/16/21 4:03 PM EDT dotloop verified Date _____

549 PURDUE AVE ELYRIA, OH 44035

Property Address _____

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: Geraldine Fitzpatrick -Stephanie McCoy POA DATE: _____

OWNER: _____ DATE: 08/07/2021

Geraldine Fitzpatrick Stephanie McCoy POA

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: Davic Enterprises Inc. DATE: _____

PURCHASER: *Davic Enterprises, Inc.* DATE: 8/16/2021

dotloop verified
08/16/21 4:03 PM EDT
CV3L-NJHB-MVRA-KDCZ



Wes Davic
549 Purdue ave
Elyria OH 44035

440-591-9504
wes@calmlakeproperties.com
Date: 07/12/2021
Rep: Dave Volpe

Additional Customer Information

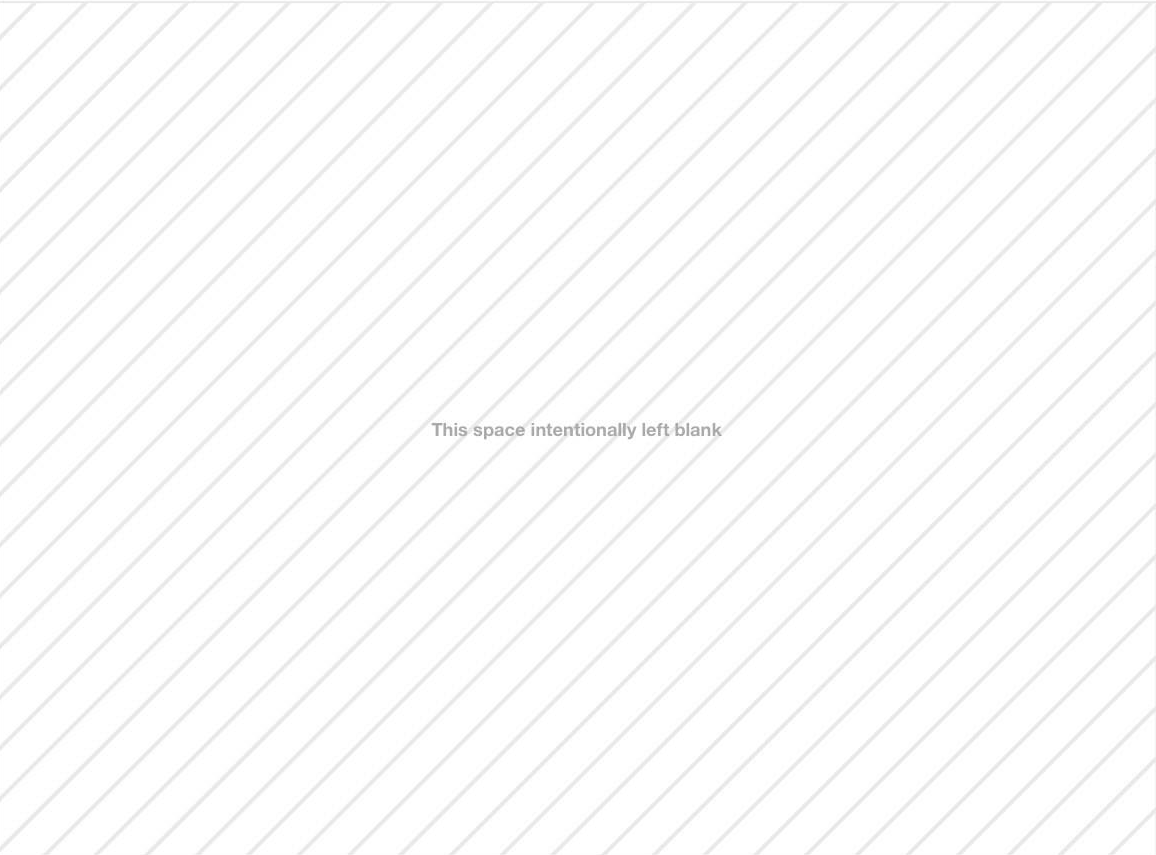
Job Site Address 549 Purdue ave Elyria OH 44035


Total Coil

Color - Quantity	Glacier White - 3 SQ
-------------------------	----------------------

Siding Packages

Siding Type	Premium Dutch Lap	Color - Qty	Midnight Blue - 19 SQ
Location	Entire House	Size	4" x 12' x 0.044
Insulation	Standard 3/8	J-channel	Match Siding
Corner Posts	6	Corner Post Color	Match Siding
J-block	2	J-block Color	Match Siding
Dryer Vents	4"/1	Dryer Vent Color	Match Siding
Split Block	2	Split Block Color	Match Siding



	Wes Davic 549 Purdue ave Elyria OH 44035	440-591-9504 wes@calmlakeproperties.com Date: 07/12/2021
-----------------------------------------------------------------------------------	-------------------------------------------------------	----------------------------------------------------------------

Sales Rep	Dave Volpe
Source	Self Gen
Year Home Built	1950
Installation Location	Main House
NOTE: Please remove, cover or secure objects that may be damaged by dust, dirt, or vibrations in attic, house and garage	

Job Details

Slope 9/12 to 12/12 (EagleView)	Onyx Black - 15 sq
Drip Edge	Standard - White
Soil Stacks	1
Aluminum W-valleys	Black
Weatherlock	6' up from eaves
Weatherlock reinforcement will also be installed on the four most vulnerable points: Soil Stack, Chimney, Valleys and Roof/Wall Intersections.	
ProArmor underlayment will be installed.	

Chimney Reflashing

Large	Black - 1
-------	-----------

Removal/Replacement

Existing Slope 9/12 to 12/12 (EagleView) roof(s) will be completely removed down to wood sheathing	
Tear-off, 2 Layers, no Slate	

Vent Options

Ventilation Options	Soffit Ventilation
VentSure ridge vent with external baffle will be installed	
*I understand and agree with these venting options	
Customer Initials _____	

Wood Replacement

Wood will be replaced at an extra charge	N/A
*I understand UWD will not be providing any replacement wood	
Customer Initials _____	

Disclaimers/Inspection

Shingles will be installed with nails - no staples.	
Magnetic clean-up of work site.	
Debris will be removed to environmentally safe landfill.	
*Attic inspection complete.	
Yes	
Customer Initials _____	

This space intentionally left blank



Wes Davic
549 Purdue ave
Elyria OH 44035

440-591-9504
wes@calmlakeproperties.com
Date: 07/12/2021
Rep: Dave Volpe

Additional Customer Information

Job Site Address 549 Purdue ave Elyria OH 44035

Total Coil

Color - Quantity	Glacier White - 3 SQ
-------------------------	----------------------

Siding Packages

Siding Type	Premium Dutch Lap	Color - Qty	Midnight Blue - 19 SQ
Location	Entire House	Size	4" x 12' x 0.044
Insulation	Standard 3/8	J-channel	Match Siding
Corner Posts	6	Corner Post Color	Match Siding
J-block	2	J-block Color	Match Siding
Dryer Vents	4"/1	Dryer Vent Color	Match Siding
Split Block	2	Split Block Color	Match Siding



UWD of Cleveland, LLC
25801 Rockside Rd
Bedford Heights, OH 44146
(440) 786-1400



QUOTE ONLY

Customer Information

Wes Davic
549 Purdue ave
Elyria OH 44035

440-591-9504
wes@calmlakeproperties.com

Date: 07/12/2021
Rep: Dave Volpe

Windows

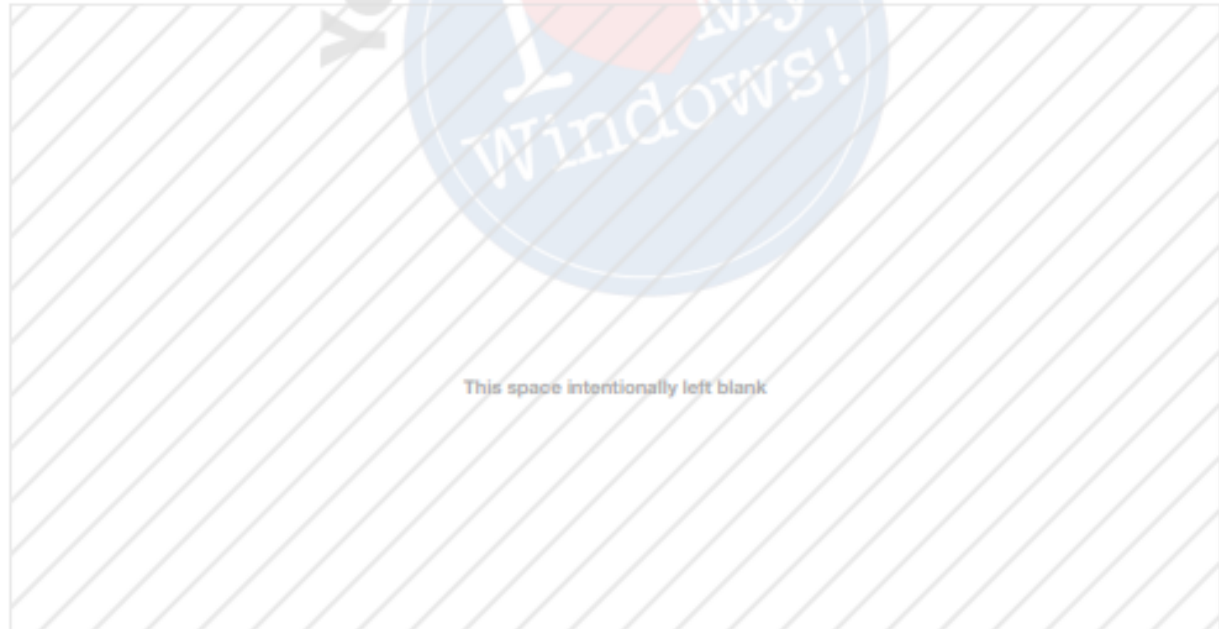
Type	84-93 UI	Quantity	10
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Siding

Type	Coil	Quantity	3
Type	Premium	Quantity	19

Everyday Low Price

Cash Price	\$45,033.35
72 Months	\$1,137.09
60 Months	\$1,346.50
45 Months	\$1,535.64



HMP Remodeling Quote for Wes Davic at 549 Purdue Ave Elyria, Ohio 44035

Bathroom materials include flooring, tub and shower surrounds, vanities, mirrors plumbing fixtures and lighting.....	1732
Kitchen materials include flooring, cabinets, and countertops installed plumbing Fixtures and lighting.....	4517
Labor to be charged for work.....	1593
Total job cost.....	7842



P.O. Box 105972, Atlanta, GA 30348-5972

ADDRESS SERVICE REQUESTED

JAMES R DAVIC
25159 SUNSET OVAL
NORTH OLMSTED OH 44070-4650

Managing Your Accounts



By Phone: (855) 705-4598

Online: www.synchronybank.com

By Mail: Synchrony Bank
P.O. Box 105972
Atlanta, GA 30348-5972

WE WANT TO HELP YOU REACH YOUR SAVINGS GOALS.

Earmarking your High Yield Savings accounts for specific goals can make it easier to reach them. Get started in a few simple steps:

1. Choose a savings goal such as building an emergency fund or getting a new car.
2. Set a deadline to save for each goal.
3. Name each account based on your savings goal.
4. Set up auto deposits for a High Yield Savings Account to meet your goals even sooner.

Summary of Accounts

PUT YOUR SAVINGS ON AUTO PILOT.



Make saving easier by making it a regular thing with auto deposits.* To get started, simply sign into your Synchrony Bank High Yield Savings account online and click on "NEW TRANSFER" under the "MOVE MONEY" tab. Or using the mobile app, just click on the "TRANSFER" tab and follow the prompts.

*Auto deposit is not available for CD or IRA CD accounts.

Account Type	Account Number	Ending Balance
HIGH YIELD SAVINGS	5006179799	\$21,764.74

HIGH YIELD SAVINGS - 5006179799

Account Summary

Date	Description	Amount
06/21/2021	Beginning Balance	\$21,755.82
	1 Credit(s) This Period	\$8.92
	0 Debit(s) This Period	\$0.00
07/20/2021	Ending Balance	\$21,764.74

Interest Summary 06/21/2021 - 07/20/2021

Description	Amount
Number of Days this Period	30
Interest Rate	0.498%
Annual Percentage Yield Earned	0.50%
Interest Earned this Period	\$8.92
Interest Paid this Period	\$8.92
Interest Paid Year-to-Date	\$63.00

We don't want you to miss a thing.

Please review your statement carefully and take note of these helpful FAQs.

Does this statement include information on all of my accounts?

This statement only includes information on your accounts that have the same owners. You will receive separate statements for any accounts that you have with different owners. Beneficiary information is stored with your account records but does not appear on your statement.

How do I reach Synchrony Bank in case of an error or questions about an electronic transfer?

Call us at 1-866-226-5638 or write us at P.O. Box 105972, Atlanta, GA 30348-5972, as soon as you can, if you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

We will investigate your complaint and correct any error promptly. If an error cannot be resolved within 10 business days, we will credit the account for the amount you think is in error so that you will have the use of the money during the time it takes us to complete our investigation.

What is APYE? How is it different than APY?

Annual Percentage Yield Earned (APYE) and Annual Percentage Yield (APY) are different calculations designed for different purposes. APYE is an annualized rate that shows the yield earned during a statement period expressed as a single rate, taking into account interest rate changes, balance fluctuations and the effect of when interest begins to accrue on your deposits.

The APY is an annualized rate that shows the yield an account would earn, including the effect of interest compounding, assuming funds remain in the account for one year. So, for accounts that are subject to rate fluctuations and transaction activity, the APYE will generally be different than the APY that was disclosed when you opened your account.

Are interest rate changes reflected on my statement?

Yes. Any interest rate changes that may have occurred during this statement period have been included in the calculation of your interest.

How do I make a deposit?

- **Online:** You can transfer funds via your online account at synchronybank.com. To register an external account, you'll need your external account number and the other bank's routing number.
- **Mobile:** You can make a mobile deposit by taking a picture of your check and following a few easy instructions.
- **From External Bank:** You can transfer funds directly from an external account by giving the other bank your Synchrony Bank account number and Routing Number 021213591.
- **Direct Deposit:** You can have wages or government benefits directly deposited into your account.
- **Check:** You can also send a check payable to yourself with a deposit slip that states your Synchrony Bank account number on the memo line, endorsed "For Deposit Only" to our address on the front of your statement.

What are some tips for keeping my ATM and Debit Card information safe?

Keep your card in a secure place and your PIN private. Go to another ATM if you notice suspicious activity or feel uncomfortable. If the ATM facility has an entry door, close it completely before using the ATM. When using a drive-up ATM, keep all car doors locked and windows up, other than the one you're using, with the engine running. Before leaving the ATM facility, put away your cash and receipt.


HIGH YIELD SAVINGS - 5006179799 (continued)

Account
Activity

Post Date	Effective Date	Description	Debits	Credits	Balance
06/21/2021		Beginning Balance			\$21,755.82
07/20/2021	07/20/2021	INT PMT		\$8.92	\$21,764.74
07/20/2021		Ending Balance			\$21,764.74

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



Last Statement: June 30, 2021
 This Statement: July 31, 2021
 Number of Items: 0
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JAMES DAVIC
 25159 SUNSET OVAL
 NORTH OLMSTED OH 44070

*****021 Online Savings

Low Balance:	\$14,289.52	Beginning Balance:	\$14,289.52
Average Balance:	\$14,289.52	Ending Balance:	\$14,296.13
Interest Paid This Statement:	\$6.61	Total No. of Additions:	0
Interest Paid Year to Date:	\$110.59	Total No. of Subtractions:	0

<i>Date</i>	<i>Description</i>	<i>Additions</i>	<i>Subtractions</i>	<i>Balance</i>
06-30	Beginning balance			\$14,289.52
07-31	#Interest Credit	6.61		14,296.13
07-31	Ending totals	6.61	.00	\$14,296.13

<i>Effective dates</i>	<i>INTEREST RATE</i>
06-30-21	0.568%
07-13-21	0.529%

Annual percentage yield earned	0.55%
Interest-bearing days	31
Average balance for APY	\$14,289.52
Interest earned	\$6.61

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Overdraft Fees	\$0.00	\$0.00