



Realty Trust Services



Residential Property Exclusive Right to Sell Agreement

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

Property: 12810 DETROIT AVE LAKEWOOD, OH. 44107 # unit 19
(Street Address) (Municipality) (State) (Zip)
Perm. Parcel or Tax I.D. No. 313-32-002

- List Price \$ TBD rental Change price to \$ _____ after _____
Change price to \$ _____ after _____
Change price to \$ _____ after _____

- Right to Sell:** In consideration of Broker's agreement to diligently work and secure a Purchaser for the Property, Seller hereby grants Broker the Exclusive Right to sell the Property from ~~2/8/2019~~ 6/17/2022 through midnight ~~5/31/2021~~ 9/10/31/2022. In the event of sale or exchange of the Property at the price and terms stated, or such other price and terms as may be acceptable to Seller, Seller agrees to pay Broker's commission, in the amount of ~~3%~~ 1 month Rent of the Purchase Price. In addition, Seller shall pay an additional commission of ~~2%~~ 1 month Rent at closing to Realty Trust Services to cover administrative costs. **1 month Rent**
- Protection Period:** Seller agrees to refer to Broker all real estate licensees, customers, or prospects who may come to Seller directly during the Exclusive Period or any extension thereof. In the event of any sale or exchange of the Property within six (6) months after the Exclusive Period (or any extension thereof) has expired, it is further agreed that the Seller will pay the commission described above if the Purchaser has contact with Broker, or any real estate licensee regarding the purchase of the Property during the Exclusive Period (or any extension thereof), and Seller knew or has been advised in writing of such contact. However, Seller shall not be obligated to pay said commission if Seller enters into a written exclusive right to sell agreement with another real estate Broker during such six month Protection Period.
- Authorization to Market:** Broker is authorized, at its sole discretion, to place a for sale sign on the property, if permitted by law, to remove all other such signs, to place a lock box on the property, to have access to the property at all reasonable times for the purpose of showing it to prospective purchasers, to cooperate with other brokers and use photos of same for promotional purposes. The property shall be entered into multiple listing services subject to the rules and regulations of that service.
- Fair Housing:** It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of section 4112.02 of the Revised Code and the Federal Fair Housing Law 42 U.S.C.A. Section 3601 to refuse to sell, transfer, assign, rent, lease, sublease, or finance Housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny to make unavailable housing accommodations because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, handicap, disability, as defined in that section, or national origin, or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.
- Seller's Property Description:** I understand that the information which I provide to the Broker as listing information will be used to advertise my property to the public and it is essential that this information be accurate. I HAVE REVIEWED THE MLS LISTING INPUT SHEET (OR MARKED UP PREVIOUS MLS PRINT OUT) AND REPRESENT THAT THE INFORMATION CONTAINED IN IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. Though I am listing my property in its present condition ("as is" condition), I understand that I may be held responsible by a Purchaser for any latent or hidden undisclosed defects in my property which are known to me but which are not disclosed to the Purchaser at the time of sale. I have completed the "RESIDENTIAL PROPERTY DISCLOSURE FORM." I understand that the Disclosure and its contents will be shared with prospective Purchasers and with any person or entity in connection with the actual or anticipated sale of this property. I further agree to disclose any additional items, which may become known to me, prior to recording the deed. I understand that if prior to the acceptance of a purchase agreement, I do not provide said "RESIDENTIAL PROPERTY DISCLOSURE FORM" to the Purchaser, then the Purchaser may terminate the purchase agreement without penalty. I AM AWARE OF NO OTHER PROBLEMS OR DEFECTS IN THE PROPERTY, EXCEPT AS STATED WITHIN THE RESIDENTIAL PROPERTY DISCLOSURE FORM.

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

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

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

10. **Fees to Sub Agents and Dual Agents:** Owner authorizes Broker to list the Property in any Multiple Listing Service. Owner authorizes Broker to offer compensation in accordance with Broker's company policy, which is to offer 1/2 month rent compensation to Subagent or Buyer's agents. Owner has received Broker's written disclosure of its company policy on agency relationships. If prospective buyer of the Property is represented by Broker, or any other agent of Broker, or if the prospective buyer is an employee or agent of Broker, Broker will be considered a "dual agent" (that is agent of both Owner and Seller).

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

12. **Additional terms:** Application required. Rental for 1 or more units. TBD on availability

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

SELLER: MW CAPITAL HOLDINGS LLC

DATE: ~~2/17/19~~

SELLER: Richard L. Wade

DATE: ~~2/17/19~~ 6/17/2022

ADDRESS: _____

PHONE: _____

AGENT: Christopher Kaylor

DATE: 6/16/2022

OFFICE: REALTY TRUST SERVICES, LLC, 29550 Detroit Road, Suite 102, Westlake, OH 44145

COMPANY LICENSE NUMBER: REC.2009001863 MANAGER BROKER: ANDREW W MORRIS NUMBER: 440-427-0123

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





**Realty Trust
Services**



CONSUMER GUIDE TO AGENCY RELATIONSHIPS

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

Representing the Sellers

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

Representing Buyers

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

Dual Agency

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

Representing Both the Buyer & Seller

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

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

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.

MW CAPITAL HOLDINGS LLC
Name (Please Print)

Richard L. Wade
Name (Please Print)

6/17/2022

Signature Date

Richard L. Wade 6/17/22
Signature Date



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: 12810 DETROIT AVE Unit 19 LAKEWOOD, OH. 44107

Buyer(s): _____

Seller(s): MW CAPITAL HOLDINGS LLC

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____
AGENT(S) BROKERAGE

The seller will be represented by Christopher C Kaylor, and Realty Trust Services
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.

BUYER/TENANT _____ DATE _____

BUYER/TENANT _____ DATE _____

MW CAPITAL HOLDINGS LLC

SELLER/LANDLORD

Richard L Wade

SELLER/LANDLORD

DATE

6/17/19
2/17/19

DATE

6/17/2022

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





NEOHREX RENTAL LISTING INPUT SHEET

Required Fields are in Red, Bold, and Italicized Text



Address: 12810 Detroit Ave Lakewood Ohio MLS #: _____

Agt ID: 2011003065 Name: Christopher Kay Co ID: _____ Co Name: _____

Agent Info County: Cuyahoga

Showing Info

Showing Instruction			Showing Service Phone: <u>3308401073</u>
<input type="checkbox"/> Call Agent	<input type="checkbox"/> Key in Office	<input type="checkbox"/> Use Showing	Showing Information: <u>Text or email agent for access.</u> (150 characters max)
<input type="checkbox"/> Call Office	<input type="checkbox"/> Other Lockbox	Time Link	
<input type="checkbox"/> Call Seller	<input type="checkbox"/> Show Service		
<input type="checkbox"/> E-Box	<input type="checkbox"/> Use CSS Link		

Compensation

Listing Type		Buyers Broker Compensation	Limited Service
<input type="checkbox"/> Comp Only	<input checked="" type="checkbox"/> Exclusive Right	<u>1/2 mont rent</u>	<input type="checkbox"/> Yes
<input type="checkbox"/> Exclusive Agcy	<input type="checkbox"/> Resvd Prospect		<input type="checkbox"/> No

When selecting Graduated, Variable and/or Other as a choice in the "Other Compensation" field, please enter a complete explanation of the choice(s) in the "Compensation Explanation" field.

Compensation Explanation 1/2 month rent
(100 characters max)

General Info Address

Primary Parcel ID: 312-32-002 MLS Cross Reference: _____

Street Number: 12810 Modifier: _____ Pre Dir: _____ Street Name: Detroit

Street Type _____ Post Dir: _____ Unit #: 19 City: Lakewood Zip: 44107 +4

State: OHIO Subdivision/Complex _____ Township _____

(Ex. CUY22B3)

Area: _____ School District: _____ Map Coord. _____

LOT #: _____	Internet Listing		Show Addr. to Client		Show Addr. to Public	
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Listing Information

Listing Date: _____	Expiration Date: _____	Monthly Rent: _____	Sec. Dep. Y/N
			<input type="checkbox"/> Yes <input type="checkbox"/> No

Bus. Type: _____	Restrictions					
	<input type="checkbox"/> Age Restrict	<input type="checkbox"/> No Bus.Home	<input type="checkbox"/> No Pets	<input type="checkbox"/> No Swim Pool	<input type="checkbox"/> Outdr Prkng	<input type="checkbox"/> Pets Allowed
Owner/Agent Y/N		<input type="checkbox"/> Lease Allow	<input type="checkbox"/> No Commercial	<input type="checkbox"/> No RV Prk	<input type="checkbox"/> None	<input type="checkbox"/> Pet Restrict <input type="checkbox"/> Sublease Allow
<input type="checkbox"/> Yes <input type="checkbox"/> No						

Restrictions (freeform) _____

Lease Terms				Date to Occupy		Sec. 8 Considered	
<input type="checkbox"/> Lease Opt	<input type="checkbox"/> One Year	<input type="checkbox"/> Two Year	<input type="checkbox"/> Weekly	<input type="checkbox"/> 30 Days or Less	<input type="checkbox"/> Negotiable	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Month-Month	<input type="checkbox"/> Other	<input type="checkbox"/> Units Vary		<input type="checkbox"/> Time of Lease	<input type="checkbox"/> Other		

Add. Tax Information

Parcel ID #2 _____	Parcel ID #3 _____
Parcel ID #4 _____	Parcel ID #5 _____

Features Property Information

Property Subtype					Building Type	Year Built: _____
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Condo	<input type="checkbox"/> MultiFamily	<input type="checkbox"/> Retail	<input type="checkbox"/> Vacation Rentl	<input type="checkbox"/> Attached	
<input type="checkbox"/> Business Only	<input type="checkbox"/> Land	<input type="checkbox"/> Other	<input type="checkbox"/> Single Family		<input type="checkbox"/> Detached	

Year Built Detail			Stories	Bsmnt	Total Living Area	Living Area Source		
<input checked="" type="checkbox"/> Actual YBT	<input type="checkbox"/> Not Verifiable	<input type="checkbox"/> Under Const.		<input type="checkbox"/> Yes		<input type="checkbox"/> Appraiser	<input type="checkbox"/> Owner	
<input type="checkbox"/> New Const.	<input type="checkbox"/> To Be Built	<input type="checkbox"/> Unknown		<input type="checkbox"/> No		<input type="checkbox"/> Auditor	<input type="checkbox"/> Realist	
Approx Sq Ft	Sq Ft Source		Pet Rest.	Dis. Feat	Lot Size in Acres	Lot Size Source		
	<input type="checkbox"/> Appraiser	<input type="checkbox"/> Owner	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes		<input type="checkbox"/> Appraiser	<input type="checkbox"/> Owner	
	<input type="checkbox"/> Auditor	<input type="checkbox"/> Realist	<input type="checkbox"/> No	<input type="checkbox"/> No		<input type="checkbox"/> Auditor	<input type="checkbox"/> Realist	
Pasture Acres	Tillable Acres	Public Trans.	Unit Floor	Elevator	Laundry	Garage Tot	Off Street Prk	Garage
		<input type="checkbox"/> Yes		<input type="checkbox"/> Yes	<input type="checkbox"/> Yes			<input type="checkbox"/> Yes
		<input type="checkbox"/> No		<input type="checkbox"/> No	<input type="checkbox"/> No			<input type="checkbox"/> No

Features									
Basement		Community Amenities			Exterior Features			Owner Pays	
<input type="checkbox"/> Common	<input type="checkbox"/> Slab	<input type="checkbox"/> AdultCom55+	<input type="checkbox"/> Medical Serv	<input type="checkbox"/> Abv Grd Pool	<input type="checkbox"/> Other	<input type="checkbox"/> Cable/Elec	<input type="checkbox"/> Other		
<input type="checkbox"/> Crawl	<input type="checkbox"/> Unfinish	<input type="checkbox"/> Common Fac	<input type="checkbox"/> Other	<input type="checkbox"/> Barn/Stable	<input type="checkbox"/> Patio	<input type="checkbox"/> Electric	<input type="checkbox"/> Pays All		
<input type="checkbox"/> Finished	<input type="checkbox"/> Walk-out	<input type="checkbox"/> Exercise room	<input type="checkbox"/> Park	<input type="checkbox"/> Boat House	<input type="checkbox"/> Porch	<input type="checkbox"/> Gas	<input type="checkbox"/> Sewer		
<input type="checkbox"/> Full	<input type="checkbox"/> None	<input type="checkbox"/> Golf Avail	<input type="checkbox"/> Playground	<input type="checkbox"/> Deck	<input type="checkbox"/> Sprinkler/irr.	<input type="checkbox"/> Heating	<input type="checkbox"/> Trash Col		
<input type="checkbox"/> Partial	<input type="checkbox"/> Other	<input type="checkbox"/> Health Club	<input type="checkbox"/> Pool	<input type="checkbox"/> Enc Patio/pch	<input type="checkbox"/> Stg Shed/Out	<input type="checkbox"/> None	<input type="checkbox"/> Water		
<input type="checkbox"/> Partially Finished		<input type="checkbox"/> Lake	<input type="checkbox"/> ShoppingMall	<input type="checkbox"/> In Grd Pool				View Descr	
Heating Fuel		Cooling Type		Water/Sewer			Tenant Pays		<input type="checkbox"/> Canyon/Valley
<input type="checkbox"/> Coal	<input type="checkbox"/> Other	<input type="checkbox"/> Attic Fan		<input type="checkbox"/> Cistern	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Cable/Elec	<input type="checkbox"/> Other	<input type="checkbox"/> City View	
<input type="checkbox"/> Dual	<input type="checkbox"/> Pellets	<input type="checkbox"/> Central Air		<input type="checkbox"/> Well	<input type="checkbox"/> Prvt Sewer	<input type="checkbox"/> Electric	<input type="checkbox"/> Pays All	<input type="checkbox"/> Golf Course	
<input type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Heat Pump		<input type="checkbox"/> No Water	<input type="checkbox"/> Pub Sewer	<input type="checkbox"/> Gas	<input type="checkbox"/> Sewer	<input type="checkbox"/> Lake Erie	
<input type="checkbox"/> Gas	<input type="checkbox"/> Solar	<input type="checkbox"/> None		<input type="checkbox"/> Prvt Water	<input type="checkbox"/> Septic	<input type="checkbox"/> Heating	<input type="checkbox"/> Trash Col	<input type="checkbox"/> Park	
<input type="checkbox"/> None	<input type="checkbox"/> Wood	<input type="checkbox"/> Other		<input type="checkbox"/> Pub Water		<input type="checkbox"/> None	<input type="checkbox"/> Water	<input type="checkbox"/> Water View	
<input type="checkbox"/> Oil		<input type="checkbox"/> Wall Unit						<input type="checkbox"/> Wooded	
		<input type="checkbox"/> Window Unit							

House Faces		Appliances/Equipment						Furnish
<input type="checkbox"/> East	<input type="checkbox"/> South	<input type="checkbox"/> Audio System	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garbage Disp	<input type="checkbox"/> Range	<input type="checkbox"/> Sump Pump	<input type="checkbox"/> Avail	
<input type="checkbox"/> North	<input type="checkbox"/> SouthEast	<input type="checkbox"/> Cent. Vacuum	<input type="checkbox"/> Dryer	<input type="checkbox"/> Humidifier	<input type="checkbox"/> Refrigerat.	<input type="checkbox"/> Washer	<input type="checkbox"/> No	
<input type="checkbox"/> NorthEast	<input type="checkbox"/> SouthWest	<input type="checkbox"/> CO Detector	<input type="checkbox"/> Elec Air Clnr	<input type="checkbox"/> Microwave	<input type="checkbox"/> Security Sys	<input type="checkbox"/> Water Soft	<input type="checkbox"/> Partial	
<input type="checkbox"/> NorthWest	<input type="checkbox"/> West	<input type="checkbox"/> Counter Rnge	<input type="checkbox"/> Freezer	<input type="checkbox"/> Oven	<input type="checkbox"/> Smoke Det	<input type="checkbox"/> HotTub	<input type="checkbox"/> Yes	

Rooms									
Room Information									
Total Rooms	Full Baths	Full Baths	Full Baths	Total	1/2 Baths	1/2 Baths	1/2 Baths	1/2 Baths	1/2 Baths
	Lower	Main	Upper	Bedrooms	Lower	Main	Upper		

Detailed Room Information													
Room Name	Dimensions	Level	Fireplace	Window Treat	Carpet	Ceramic	Laminate	Linoleum	Marble	Parquet	Slate	Vinyl	Wood
Great Room			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Living Room			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family Room			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eat In Kitchen			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dining Room			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Master Bedroom			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Addnl Living Suite			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Room Name	Dimensions	Level	Fireplace	Window Treat	Carpet	Ceramic	Laminate	Linoleum	Marble	Parquet	Slate	Vinyl	Wood
Bathroom			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bonus Room			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family/Media Room			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foyer			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry/Utility			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Library/Study			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loft			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Office			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pantry			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreation Room			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sun Room			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utility Room			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Workshop			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Remarks

Public Remarks (1500 Characters MAX)
TBD

Broker Remarks (1000 Characters MAX)
Text or email agent for access notice requested

Directions (250 Characters MAX)
On Detroit left of City Building and west of W 117th street.

Lockbox Yes No Lockbox Serial # (3 digits)

Seller's Signature: MW CAPITAL HOLDINGS LLC Date: ~~2/17/19~~

Seller's Signature: *Richard L Wade* Date: ~~2/17/19~~ 6/17/2022

Agent's Signature: *Christopher Kaylor* Date: 6/17/2022

Information Deemed Reliable But Not Guaranteed

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

Lead Warning Statement

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

Property Address: 12810 DETROIT AVE LAKEWOOD, OH. 44107 #19

Seller's Disclosure

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

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

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

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

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

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

Purchaser's Acknowledgment

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

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

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

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

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

Agent's Acknowledgment

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

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:

MW CAPITAL HOLDINGS LLC	2/7/19	Richard L Wade	2/7/19
Seller	Date	Seller	Date
_____	Date	_____	Date
Purchaser	Date	Purchaser	Date
_____	Date	_____	Date
Agent	Date	Agent	Date
_____	Date	_____	Date