Δ	DDEN	DUM:	A	





nis is an Addendum to th	ne Purchase Agree	ement dated 8/1/22	
the purchase and sale	of the Property kno	own as:	
treet Address) 6739 Cre	enshaw	, Ohio (Zip Code) 4	4130
ity) Parma THS			(Buyer) and
R	eo Nepal and Dilli Nepal		(Seller).
nna Adamuyk			and a second contract of the second and a second a second and a second and a second and a second and a second a second and
			auton).
ne following is hereby m	utually agreed upo	on by said Buyer(s) and Selle	51(5).
Closing date 8/31/22			additional control and a member of the state
CONCURRATION OF THE PROPERTY O			
			under des
			ui i dan interiore companiente en companiente de la companiente de la companiente de la companiente en companiente en companiente de la companiente del la companiente de la companiente del companiente del companiente de la companiente del companiente
			and the second s
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Deo Nepal	dotloop verified 08/31/22 1:37 PM EDT ESUA-XHEG-EVJ8-HE0O	Inna Adamyuk	dotloop verified 08/31/22 12:54 PM EDT FZSD-NCB4-4FIS-HGSN
BUYER	DATE	SELLER	DA
Dilli Ram Nepal	dotloop verified 08/31/22 1:24 PM EDT HQPF-GPDA-HCT8-9OUA	Pavlo Adamuyk	dotloop verified 08/31/22 12:57 PM EDT GF9X-B9F0-FQTU-DCHZ
BUYER	DAT	SELLER	DA
Page 1 of 1		Addendum	NEOHREX 03

Fax: 440-449-9100

BUYER'S

ADDENDUM: A	
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This is an Addend	um to the Purchase Agreen	nent dated 8/1/22	
for the purchase a	nd sale of the Property knov	vn as:	
(Street Address)	6739 Crenshaw		44120
(City) Parma THS	S	, Ohio (Zip Code)	44130 (Danier) and
between Ram Ne	pal		(Buyer) and
Inna Adamuyk			(Seller).
The following is he	ereby mutually agreed upon	by said Buyer(s) and Se	eller(s):
Closing date 8/31/	/22		
, = 50,,,		_	dotloop verified
		Inna Adamyuk	08/31/22 12:54 PM EDT FZSD-NCB4-4FIS-HGSN
BUYER	DATE	SELLER	DATE
		POT 187-49	dotloop verified 08/31/22 12:57 PM EDT
		Pavlo Adamuyk	GF9X-B9F0-FQTU-DCHZ
BUYER	DATE	SELLER	DATE
Page 1 of 1	Ad	dendum	NEOHREX 03/10

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# AMENDMENT TO RESIDENTIAL PURCHASE AGREEMENT AND REMOVAL OF INSPECTION CONTINGENCIES

1 2	This is an Amer for the purchase	ndment to the Re e and sale of the	sidential Purcha property know a	ise Agreement date as:	ed: 08/01/2022	
3	(Street Address	6) 6739 Crenshaw	Dr			
4	(City) Parma Hei	ights		, Ohio, (Zip Co	ode) 44130	
5	between Dilli Ra	Nanal and Dao	Nepal		(Buyer)	
6	and Impa and Da	wlo Adamvijk			(Ocher).	
7 8 9	The following conseller(s): FINANCING:	hanges and/or a	dditions are here	eby mutually agreed e obtained on or ab	d upon by the Buyer(s) and	
0				(date)	or hofore'	
11	CLOSING:	Funds and Doo	cuments to be pla	aced in escrow on	o shall be transferred on or	
12				(date) and title	e shall be transferred on or	
13 14	POSSESSION	about l: Seller(s) shall o	deliver possession	on to Buyer(s) on		
15 16 17		title has transfe	erred. ES:	(date)	AMPM provided the	
18	1. General Ho	me Inspection	Removed		ect to conditions listed below	
19	2. Septic Syste	em Inspection	Removed		ect to conditions listed below	
20	3. Water Potal	bility Inspection	Removed		ject to conditions listed below	
21	4. Well Flow F	Rate	✓ Removed		ject to conditions listed below	
22	5. Radon		✓ Removed		ject to conditions listed below	
23		Destroying Insec		Bases and a second	ject to conditions listed below	
24	7. Lead Based	d Paint Inspection	n 🗹 Removed		ject to conditions listed below	
25	8. Mold		✓ Removed		ject to conditions listed below	
26	9. Other		✓ Removed		ject to conditions listed below	
27	10.		✓ Removed		ject to conditions listed below	
28	CONDITIONS	5: 1- Concreate is break	king up around downsp	out - seller to repair. 2- Selle	er to replace missing mortar on the chimney a	nd
29	fix the cracks. 3- A	towel has been shoved i	n an open area where a	a duct used to be connected	l - seller to remove the towel and install a me	tal
30	piece to cover the l	nole. 4- The basement's	electric panel has wire	s without panel connector	- seller to install panel fasteners for the wire	S
31	entering the panel	through knockouts and i	install non-flammable i	nsulation for the open area.	5- Plumbing near electrical panel was drippi	ng -
32	seller to repair	or replace the drip	ping knob.			
33 34	ALL OTHER	TERMS AND CO	ONDITIONS OF	THE RESIDENTIA	L PURCHASE AGREEMENT T	_
35	Dilli Ram Nep	isal	dodoop verified 08/07/22 9:32 PM EDT OYJV-XNKM-4QQX-IMYR	Inna Adamyuk SELLE	R DA	FIVE
36	BUYER Deo Nepal		dotioop verified 08/07/22 9:34 PM EDT CFRY-XVKN-UD3Y-A5W3	Pavlo Ada	dotloop verified 08/08/22 11:29 AM EDT EDT	
37 38	1 '		DATE	1	XGAN-GTFS-RAJI-IJ7	E

# AMENDMENT TO RESIDENTIAL PURCHASE AGREEMENT AND REMOVAL OF INSPECTION CONTINGENCIES

1 2	This is an Amer for the purchase	ndment to the Re e and sale of the	sidential Purcha property know a	ise Agreement date as:	ed: 08/01/2022	
3	(Street Address	6) 6739 Crenshaw	Dr			
4	(City) Parma Hei	ights		, Ohio, (Zip Co	ode) 44130	
5	between Dilli Ra	Nanal and Dao	Nepal		(Buyer)	
6	and Impa and Da	wlo Adamvijk			(Ocher).	
7 8 9	The following conseller(s): FINANCING:	hanges and/or a	dditions are here	eby mutually agreed e obtained on or ab	d upon by the Buyer(s) and	
0				(date)	or hofore'	
11	CLOSING:	Funds and Doo	cuments to be pla	aced in escrow on	o shall be transferred on or	
12				(date) and title	e shall be transferred on or	
13 14	POSSESSION	about l: Seller(s) shall o	deliver possession	on to Buyer(s) on		
15 16 17		title has transfe	erred. ES:	(date)	AMPM provided the	
18	1. General Ho	me Inspection	Removed		ect to conditions listed below	
19	2. Septic Syste	em Inspection	Removed		ect to conditions listed below	
20	3. Water Potal	bility Inspection	Removed		ject to conditions listed below	
21	4. Well Flow F	Rate	✓ Removed		ject to conditions listed below	
22	5. Radon		✓ Removed		ject to conditions listed below	
23		Destroying Insec		Bases and a second	ject to conditions listed below	
24	7. Lead Based	d Paint Inspection	n 🗹 Removed		ject to conditions listed below	
25	8. Mold		✓ Removed		ject to conditions listed below	
26	9. Other		✓ Removed		ject to conditions listed below	
27	10.		✓ Removed		ject to conditions listed below	
28	CONDITIONS	5: 1- Concreate is break	king up around downsp	out - seller to repair. 2- Selle	er to replace missing mortar on the chimney a	nd
29	fix the cracks. 3- A	towel has been shoved i	n an open area where a	a duct used to be connected	l - seller to remove the towel and install a me	tal
30	piece to cover the l	nole. 4- The basement's	electric panel has wire	s without panel connector	- seller to install panel fasteners for the wire	S
31	entering the panel	through knockouts and i	install non-flammable i	nsulation for the open area.	5- Plumbing near electrical panel was drippi	ng -
32	seller to repair	or replace the drip	ping knob.			
33 34	ALL OTHER	TERMS AND CO	ONDITIONS OF	THE RESIDENTIA	L PURCHASE AGREEMENT T	_
35	Dilli Ram Nep	isal	dodoop verified 08/07/22 9:32 PM EDT OYJV-XNKM-4QQX-IMYR	Inna Adamyuk SELLE	R DA	FIVE
36	BUYER Deo Nepal		dotioop verified 08/07/22 9:34 PM EDT CFRY-XVKN-UD3Y-A5W3	Pavlo Ada	dotloop verified 08/08/22 11:29 AM EDT EDT	
37 38	1 '		DATE	1	XGAN-GTFS-RAJI-IJ7	E

## AMENDMENT TO RESIDENTIAL PURCHASE AGREEMENT AND REMOVAL OF INSPECTION CONTINGENCIES

2		endment to the R se and sale of th		hase Agreement , as:	dated: <u>08/01/2022</u>	
3	•	ss ) 6739 Crensha				
4	(City) Parma H			, Ohio, (Zip	Code) 44130	
5	between Dilli I	Ram Nepal and De				(Buyer)
6	and Inna and F	avlo Adamyuk			(Sallar)	
7 8 9	The following Seller(s): FINANCING:	_		reby mutually ago	reed upon by the Buyer about:	er(s) and
10				(date)		
11	CLOSING:	Funds and Do	cuments to be p	olaced in escrow	on or before:	
12				(date) and	title shall be transferre	d on or
13 14	POSSESSION	about I: Seller(s) shall	deliver possess	ion to Buyer(s) or	n	
15				(date)	AMPM pro	vided the
16 17	INSPECTION	title has transf				
18	1. General Ho		Removed	<b></b> Removed su	ubject to conditions list	ted below
19	2. Septic Syste	•	Removed	<u> </u>	ubject to conditions list	
20		oility Inspection	Removed	_	ubject to conditions list	
21	4. Well Flow R		Removed	<u>=</u>	ubject to conditions list	
22	5. Radon		Removed	Removed su	ubject to conditions list	ted below
23	6. Pest/Wood	Destroying Insec	 ct ☑Removed	Removed su	ubject to conditions list	ted below
24	7. Lead Based	I Paint Inspection	 Removed	Removed su	ubject to conditions list	ted below
25	8. Mold		Removed	Removed su	ubject to conditions list	ted below
26	9. Other		Removed	Removed su	ubject to conditions list	ted below
27			Removed	Removed su	ubject to conditions list	ted below
28	CONDITIONS	1- Concreate is breaki	ng up around downspo	out - seller to repair. 2- Se	eller to replace missing mortar o	n the chimney and
29	fix the cracks. 3- A to	wel has been shoved in	an open area where a	duct used to be connect	ed - seller to remove the towel a	and install a metal
30	piece to cover the ho	ole. 4- The basement's e	lectric panel has wire	s without panel connecto	or - seller to install panel fasten	ers for the wires
31	entering the panel th	rough knockouts and in	stall non-flammable ir	sulation for the open are	ea. 5- Plumbing near electrical p	anel was dripping
32	seller to repair o	r replace the dripp	ing knob.			
33 34		ERMS AND CO JLL FORCE AN		THE RESIDENTI.	AL PURCHASE AGRE	EEMENT TO
35	Dilli Ram Nepa	l	dotloop verified 08/07/22 9:32 PM EDT OYJV-XNKM-4QQX-IMYR			
36	BUYEK		DATE dotloop verified	SELLE	-R	DATE
37 38	Deo Nepal		08/07/22 9:34 PM EDT CFRY-XVKN-UD3Y-A5W3	<u> </u>	-D	
20	BUYER		DATE	SELLI	ΞΓ	DATE

## District and Palet Hazards

Disclosure of Inform	iation on Lead-B	ased Pair	If Sildioi Cono	
4710 Cret	ishaw Dr	gatematica de sona o regardo dos	a parameter and the control of the c	and any or the second and the second
ad Warring Statement of buyer of any interest in resist party may present exposure of ad poisoning in young children of any interest in resist party of any interest in resist party from risk assessment of the stands. A risk assessment or instands.	tential real property on feed from lead-based p on may produce parm oblems, and impaired m	emary. Less	poisoning also poses a participation of the buyer with any info	rmstion on lead-based paint
to I. Palmainers (PR)				
eller's Disclosure	aint and/or lead-base	o pantiticano	nt hazarda are present in th	e housing (explain).
(i) Known lead-b	esed paint and/or les	0-083ep her	int hazards are present in the	ards in the housing
Celler has no	knowledge of lead-bi	sed paint a	nd/or lead-based paint haze below);	
and remote avai	laple to me sener for	den sy		ertaining to lead-bassais
(A) Records and repeated has pr	ovided the purchaser	with all ava	liable records and option	w).
A STATE OF THE PARTY OF THE PAR	MARKET SHE MANUFACTURE SHEARS AND THE PARTY OF THE PARTY		lead-based paint and/or lea	A STATE OF THE PROPERTY OF THE
(d) ON OTHER Buyer has re  (e) Euryer has (check (i) or received a or inspect)  (ii) W waived the fead-base Agent's Acknowledgment (i) 'IK' Agent has of his/her re	ceived deplets to ceived the pamphlet (ii) below): 10-day opportunity (con for the presence of apportunity to conduct deplets and/or lead-bent (initial) informed the seller of seponsibility to ensure	or mutually a flead-based act a risk ass sad paint h the seller's compliance	egreed upon period) to cont i paint and/or lead-based p sesament or inspection for t azards. obligations under 42 U.S.C	luct a risk assessment sint hazards; or he presence of . 4652(d) and is aware
The following parties have intermetted they have pro-		ation above urate.	and certify, to the best of the	high-least diam.
Deo Nepal Dilli Ram Nepal Rakesh Baniya	dotloop verified 08/01/22 8:53 PM EDT 936A-RDWA-KBJO-GCCO	DATE	EFITED	tollogs yerhed 67/74/23 5 of PM ED! ATCD CHAI KAEE SIGN
Dilli Ram Nepal	dotloop verified 08/01/22 8:49 PM EDT UKFB-4D7B-JZFV-BIHC	DATE	Inna Adamyuk Tanya Kachmar	Actions Vertiles
		The state of the s	Town the mark we story	BRITY-MILT-BIATY-MPAG
	dotloop verified 08/01/22 7:18 PI		AGENT	

### Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards Property Address: 6739 Grenshaw Dr Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure of lead from lead-based paint that may place young children at risk of developing lead polsoning. 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 hezards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based name hazards. A risk assessment or inspection for possible lead-based point hazards is recommended prior to purchase. (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below): Seller's Disclosure Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing 927 Records and reports available to the seller (chack (I) or (ii) below); Seller has provided the purchaser with all available records and reports pertaining to lead-based CAP THE PARTY. paint and/or lead-based paint hazards in the housing (list documents below). Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. 100000 B Buyer's Acknowledgment (initial) Buyer has received copies of all information listed above. Buyer has received the pamphiet Protect Your Family from Lead in Your Home. (c) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk seeessment (e) Buyer has (check (i) or (ii) below): or inspection for the presence of lead-based paint and/or lead-based paint hazards; or waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. (11) Agent's Acknowledgment (initial) 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. The following parties have reviewed the information above and certify, to the best of their knowledge, that the Hodoco veriñeci 07/26/72 S-04 PIA EDT FREM-JUUR-QUINY-NYRO ellon they have provided is true and accurate.

DATE

DATE

Date

AGENT

Inna Adamyrch

Date

## Yes MLS / RESIDENTIAL PURCHASE AGREEMENT OFFER, RECEIPT AND ACCEPTANCE

1	BUYER: The undersigned Dilli Ram Nepal and Deo Nepal offers to buy the
2	PROPERTY: Located at 6739 Crenshaw Dr
	Ohio Zip Code 44130
3	City Parma Heights
4	Permanent Parcel No.472-34-068, and further described as being:
5 6 7 8 9 0 11 12 13 14	The property, which Buyer accepts in its "AS IS" PRESENT PHYSICAL CONDITION, shall include the land, all appurtenant rights, privileges and easements, and all buildings and fixtures, including such of the following as are now on the property: all electrical, heating, plumbing and bathroom fixtures; all window and door shades, blinds, awnings, screens, storm windows, curtain and drapery fixtures; all landscaping, disposal, TV antenna, rotor and control unit, smoke detectors, garage door opener(s) and controls; all permanently attached carpeting. The following selected items shall also remain: satellite dish; range and oven; microwave; kitchen refrigerator; washer; dryer; radiator covers; window air conditioner; central air conditioning; gas grill; fireplace tools; screen, glass doors and grate; all existing window treatments; ceiling fan(s); wood burner stove inserts; gas logs; and water softener.
16	Also included:
17	Fixtures NOT Included:
18	
19 20 21 22 23 24 25	SECONDARY OFFER: This  is is is not a secondary offer. This secondary offer, if applicable, shall become a primary contract upon BUYER'S receipt of a signed copy of the release of the primary contract on or before  (Date). BUYER shall have the right to terminate this secondary offer at any time prior to BUYER'S receipt of said copy of the release of the primary contract by delivering written notice to the SELLER or the SELLER'S agent. Upon receipt of the release of the primary contract, BUYER shall deposit earnest money within four (4) days and BUYER and SELLER agree to sign an addendum, listing the date for loan application, loan approval, deposit of funds and documents, title transfer and possession.
26	PRICE: Buyer shall pay the sum of\$285,000
27	Earnest money payable to Act / Chicago Title in the amount of \$ 1,000
28 29	In the form of a ☐ check ☑ other: Act / Chicago Title which shall be redeemed immediately upon receipt of a binding agreement (as defined
30	on lines 238-246) and □
31	Mortgage loan to be obtained by Buyer\$80%
32 33	Mortgage loan to be obtained by Buyer  ☑ Conventional, ☐ FHA, ☐ VA, ☐ Other
34	
35	
36 37 38 39 40 41 42	FINANCING: Buyer shall make a written application for the above mortgage loan and order appraisal and provided documentation to Seller of said application within 7 days and shall obtain a commitment for that loan no later than 14 days after acceptance of this offer. If the closing date cannot occur by the date of closing due to no fault of either party, any government regulation or lender requirement, the date of closing shall be extended for the period necessary to satisfy these requirements, not to exceed fourteen (14) business days. At the Seller's written election, if, despite Buyer's good faith efforts, that commitment has not been obtained then this Agreement shall be null and void. Upon signing of a mutual release by Seller and the period necessary to satisfy these requirements, not to exceed fourteen (14) business days. At the Seller's written election, if, despite Buyer's good faith efforts, that commitment has not been obtained then this Agreement shall be null and void. Upon signing of a mutual release by Seller and the period necessary to satisfy these requirements, not to exceed fourteen (14) business days. At the Seller's written election, if, despite Buyer's good faith efforts, that commitment has not been obtained then this Agreement shall be null and void. Upon signing of a mutual release by Seller and the period of the p

## Property Address: 6739 Crenshaw Dr, Parma Heights, OH 44130

43 44	money deposit shall be returned to the Buyer without any further liability of either party to the other or to the Brokers and their agents. (see line 205)
45 46 47 48 49	with the lending institution or escrow company on or before 08/30/2022 , and title shall be recorded on or about 08/30/2022 . Ohio law requires that closing funds over the amount of \$10,000.00 be electronically transferred to the closing/escrow agent. Buyers are advised to consult their lender and closing/escrow agent for wiring requirements to assure that funds are received in a timely manner.
50 51 52 53 54	POSSESSION: Seller shall deliver possession to Buyer of the property within 1497 days by 5 (kino),  AM PM after the title has been recorded. Subject to Buyer's rights, if any, the premises may be occupied by the Seller free for 0 days. Additional 0 days at a rate of \$0 per day. Insurance coverage and payment and collection of fees for use and occupancy after recording of title are the sole responsibility of Seller and Buyer.
55 56 57 58 59 60 61 62 63 64 65 66 67 68 69	TITLE: For each parcel of real estate, Seller shall convey a marketable title to Buyer by general warranty deed and/or fiduciary deed, if required, with dower rights released, free and clear of all liens and encumbrances whatsoever, except a) any mortgage assumed by Buyer, b) such restrictions, conditions, easements (however created) and encroachments as do not materially adversely affect the use or value of the property, c) zoning ordinances, if any, and d) taxes and assessments, both general and special, not yet due and payable. Seller shall furnish an Owner's Fee Policy of Title Insurance in the amount of the purchase price, if title to all or part of the parcels to be conveyed is found defective, Seller shall have thirty (30) days after notice to remove title defects. If unable to do so, Buyer may either a) accept Title subject to each defect without any reduction in the purchase price or b) terminate this agreement, in which case neither Buyer, Seller nor any broker shall have any further liability to each other, and both Buyer and Seller agree to sign a mutual release, releasing earnest money to Buyer. For the subsurface estate underlying each parcel of real estate, if all or part of the subsurface mineral, oil or gas rights to the underlying parcels already has been transferred by the Seller, then Buyer can either purchase the property "as is" or declare the contract null and void, in which event the earnest money shall be returned to the Buyer. Unless expressly reserved by the Seller, all payments for any mineral, oil or gas rights shall belong to the Buyer effective upon closing. (see line 205)
70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90	PRORATIONS: General taxes, annual maintenance fees, subdivision charges, rentals, interest on any mortgage assumed by buyer, condominium, HOA or other association periodic charges or assessments and transferable policies if Buyer so elects, special assessments, city and county charges and tenant's rents, collected or uncollected, shall be prorated as of the date the title has been recorded. Taxes and assessments shall be prorated based upon the latest available tax duplicate. However, if the tax duplicate is not yet available or the improved land is currently valued as land only, taxes and assessments shall be prorated based upon 35% of the selling price times the millage rate. The escrow agent is instructed to contact the local governmental taxing authority, verify the correct tax value of the property as of the date the title has been recorded and pay the current taxes due to the date the title has been recorded. If the property being transferred is new construction and recently completed or in the process of completion at the time the agreement was signed by the parties, the escrow agent is instructed to make a good faith estimate of the taxes to be owed on the value of the improved property to the date the title has been recorded and reserve sufficient funds in escrow from Seller's net proceeds to pay those taxes when they become due and payable after the title has been recorded. The escrow agent is instructed to release the balance of the funds on reserve to Seller once they receive notice from the local county auditor that the taxes on the land and improvements have been paid in full to the date the title has been recorded. Buyer acknowledges that the latest available tax duplicate may not reflect the accurate amount of taxes and assessments that will be owed. Seller agrees to reimburse Buyer directly outside of escrow for any increase in valuation and the cost of all passed or levied, but not yet certified, taxes and assessments, if any, prorated to the date the title has been recorded. Seller is not awa
91	In the event the property shall be deemed subject to any agricultural tax recoupment (C.A.U.V.),
92	☐ Buyer ☑ Seller agrees to pay the amount of such recoupment.
93 94	CHARGES/ESCROW INSTRUCTIONS: This agreement shall be used as escrow instructions subject to the Escrow Agent's usual conditions of acceptance.  Page 2 of 6  BUYER BRITIAL DATE  RESIDENTIAL PURCHASE AGREEMENT  RESIDENTIAL PURCHASE AGREEMENT  SELL 4029 AM BBT A decision were feed.
	Page 2 of 6 BUYER: RESIDENTIAL PURCHASE AGREEMENT SELL-1979 AMEDIAN ESTABLISHMENT Ves MLS - Amended: April 2019 dottoop verified dottoop verified

Property Address:

95 96 97 98 99 100 101 102 103 104 105 106 107 108 109	required cost of it commiss in which Tenant \$ 200 sewer to deed at date car closing business	d to discinsuring sions, gon case Security bills. Se shall payone half and any rannot oc shall bess days.	harge any mortgage, lien of premium for Owners Fee Following the entire established by the following through escribing the cost of insuring premium mortgage, d) Act/ Chicago Titour by the date of closing detected for the period not be extended for the period not be extende	from the proceeds due Seller for pay ges to date of recording of title or date of p ow (unless prohibited by VA/FHA regulation ms for Owners Fee Policy of Title Insurance ue to any government regulation or lender ecessary to satisfy these requirements, no rokers request and the Seller(s) and Buyers of their fully signed. Buyers and Sellers, Ci	w agent shall withhouse Buyer, f) Broker's ment of escrow fees wagent shall withhouse for Seller's final cossession whichever cost all recording feet to exceed fourteer (s) hereby authorized losing Disclosures a	by Buyer  Id al water and er is later.  The escrow ees for the fine closing ate of (14) e and (nd/or
110 111	which I	Brokers	may disburse to other parti	eir respective Broker(s) listed on this Agrees to the transaction.		
112 113 114 115 116	HOME such p covera	WARR olicies h ge. Bro	ANTY: Buyer acknowledge	es that Limited Home Warranty Insurance over pre-existing defects in the property, a the home warranty provider. Buyer □do	and have liens even	adod ii oiii
118 119 120 121 122 123 124 125 126	sole re Broker inspec unders appare agent( that it inspec	esponsiber of any stions, Bestands the ent and stood (s) do not is Buyer ctors reg	ility to select and retain a q and all liability regarding the uyer acknowledges that Bu nat all real property and imp which may affect a property of guarantee and in no way of sown duty to exercise real parding the condition and sy	er of days from acceptance of binding agre- ualified inspector for each requested inspe- e selection or retention of the inspector(s) yer is acting against the advice of Buyer's provements may contain defects and conce y's use or value. Buyer and Seller agree the assume responsibility for the property's consonable care to inspect and make diligent externs of the property.	ection and releases . If Buyer does not e s agent and Broker. I ditions that are not re nat the Broker(s) and ondition. Buyer ack t inquiry of the Selle	lect Buyer eadily I their nowledges r or Buyer's
127 128	need	ctions r for the	Inspections listed below.			
129 130 131	Waive "yes". and sl	Anxi:14:43	Jure by Buyer to perform ar	ects to waive each professional inspection ny inspection indicated "yes" herein is a wa se of the property by Buyer in its "as is" co	aiver of such inspec	not indicated tion
132	Choic	<u>ce</u>		<u>ections</u>	Expense BUYER	SELLER
133 134	Yes <b>☑</b>	No	GENERAL HOME 7	days from acceptance of Agreement		
135		$\square$	SEPTIC SYSTEM	days from acceptance of Agreement		
136 137			WELL WATER (☐ flow, ☐ potability)	days from acceptance of Agreement		
138		$\square$	RADON	days from acceptance of Agreement		
139			MOLD	days from acceptance of Agreement		
140 141			PEST/ WOOD DESTROYING	days from acceptance of Agreement		
142			OTHER	days from acceptance of Agreement		
	Page 3	of 6 B	UYER SINGIAL SAND DATE	RESIDENTIAL PURCHASE AGREEMENT	07/31/22 07/ SELL EN0:29 AM EDTA L 30:29 dotloop verified dotloo	31/22 AM EDTA TE p verified

Yes MLS - Amended: April 2019

### Property Address: 6739 Crenshaw Dr, Parma Heights, OH 44130

(list other inspections)

Within three (3) days after completion of the last inspection, Buyer shall elect one of the following:

- a. Remove the inspection contingency and accept the property in its "as is" present physical condition. If the property is accepted in its "as is" present physical condition, Buyer agrees to sign an Amendment to the Residential Purchase Agreement removing the inspection contingency and this agreement will proceed in full force and effect; **OR**
- Accept the property subject to Seller agreeing to have specific items that were identified in a written inspection report, if requested, repaired by a qualified contractor in a professional manner at Seller's expense. If the property is accepted subject to the Seller repairing specific defects, Buyer agrees to provide Seller with a copy of all inspection reports, if requested, and sign an Amendment to the Residential Purchase Agreement removing the inspection contingency and identifying the defects which are to be repaired. Seller and Buyer have five (5) days from Seller's receipt of the written list of defects and the inspection report(s), if requested, to agree in writing which defects, if any, will be corrected at Seller's expense. If a written agreement is not signed by Seller and Buyer within those five (5) days, this agreement is null and void and Seller and Buyer agree to sign a mutual release, with the earnest money being returned to the Buyer. (see line 227) The Buyer and Seller can mutually agree in writing to extend the dates for inspections, repairs, or to exercise their right to terminate the Agreement. Seller agrees to provide reasonable access to the property for Buyer to review and approve any conditions corrected by Seller, OR Terminate this agreement if written inspection report(s) identify material latent defects not previously disclosed in writing by the Seller and/or any cooperating real estate broker. If Buyer elects to terminate this agreement based upon newly discovered material latent defects in the property, Buyer agrees to provide a copy of the written inspection report(s), if requested, to the Seller, and both parties agree to sign a mutual release. The earnest money will be returned to the Buyer without any further liability of either party to the other or to the broker(s) (see line 227).

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

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

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

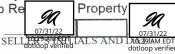
Seller shall pay all costs for the repair of any gas line leak found between the street and foundation at the time of recording of title, or restoration of utilities, whichever is sooner. Seller agrees to comply with any and all local governmental point of sale laws and/or ordinances. Seller will promptly provide Buyer with copies of any notices received from governmental agencies to inspect or correct any current building code or health violations. If applicable, Buyer and Seller have five (5) days after receipt by Buyer of all notices to agree in writing which party will be responsible for the correction of any building code or health violation(s). If Buyer and Seller cannot agree in writing, this Agreement can be declared null and void by either party. In that event Seller and Buyer agree to sign a mutual release with instruction to the Broker on disbursement of the earnest money. (see line 227)

REPRESENTATIONS AND DISCLAIMERS: Buyer acknowledges that the Seller completed the Residential

Property Disclosure Form unless otherwise stated above and Seller has not made any representations or

warranties, either expressed or implied, regarding the property, (except for the Ohio Re

Page 4 of 6 BUYERS INTIAL MAND DATE RESIDENTIAL PURCHASE AGREEMENT Yes MLS – Amended: April 2019



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### Property Address: 6739 Crenshaw Dr, Parma Heights, OH 44130

Disclosure Form, if applicable), and agrees to hold the Brokers and their agents harmless from any mis-statements or errors made by the Seller on the form. Buyer also acknowledges and agrees that the Brokers and their agents have no obligation to verify or investigate the information provided by the Seller on that form. Buyer acknowledges that Brokers and their agents have not made any representations, warranties, or agreements, express or implied regarding the condition or use of the property, including but not limited to any representation that: (a) the basement, crawl space or slab area do not incur seepage, leakage, dampness, or standing water; (b) the heating, cooling, plumbing, or electrical system(s) or any built-in appliance is in good working condition or is completely functional; (c) the roof is weather tight and/or structurally sound; (d) the structure is free from insect infestation, lead paint, or lead paint hazards; (e) the water supply or septic system, if any, are not deficient in any respect; or (f) radon gas, urea-formaldehyde foam or asbestos insulation, or any other toxic substance including any toxic form of mold, is not present on the property. Buyer hereby acknowledges that any representation by Seller or the real estate agent(s) regarding the square footage of the rooms, structures or lot dimensions, homeowner's fees, public and private assessments, utility bills, taxes and special assessments are approximate and not guaranteed. Please list any and all verbal representations made by Brokers or their agents that you relied upon when purchasing this property (if none, write "none")

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DAMAGE: If any building or other improvements are destroyed or damaged in excess of ten percent of the purchase price prior to title transfer, Buyer may either a) accept the insurance proceeds for said damage and complete this transaction or b) terminate this agreement and receive the return of all deposits made. In that event, Seller and Buyer agree to sign a mutual release, with instruction to the Broker on disbursement of the earnest money on deposit (see line 227). If such damage is less than ten percent of the purchase price, Seller shall restore the property to its prior condition and Buyer agrees to complete the purchase of the Property.

ADDENDA: The additional terms and conditions in the attached addenda <a> Agency Disclosure Form</a> ☑Residential Property Disclosure □ VA □ FHA □ FHA Home Inspection Notice □ Secondary Offer □ Condominium ☐ Short Sale ☐ House Sale Contingency ☐ House Sale Concurrency ☑ Lead Based Paint (required if built before 1978) ☐ Homeowner's Association ☐ Affiliated Business Arrangement Disclosure Statement ☐ Walk-Through Addendum □ Other are made part of this Agreement. The terms and conditions of any addenda will supersede any conflicting

terms in the Purchase Agreement. 223 ADDITIONAL TERMS: 224

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

BINDING AGREEMENT: Upon written acceptance, then either written or verbal notice of such acceptance to the last-offering party, this offer and any addenda listed above shall become a legally binding agreement upon Buyer and Seller and their heirs, executors, administrators and assigns and shall represent the entire understanding of the parties regarding this transaction. All counter-offers, amendments, changes or deletions to this Agreement shall be in writing and be signed/initialed by both Buyer and Seller. Facsimile and/or scan and e-mail signatures shall be deemed binding and valid. This Agreement shall be used as escrow instructions subject to the Escrow Agent's

DRN BUYER STATIALS TO DATE Page 5 of 6

## Property Address: 6739 Crenshaw Dr, Parma Heights, OH 44130

5 6	calendar days.			es of this Agreement, "days" shall be defined	
7	This Agreement is a legally binding	contract. If y	ou have any	questions of law, consult your attorney.	
8	BUYER Dilli Ram Nepal	dotloop verified 07/29/22 10:45 PM EDT C4EQ-INDD-TTXJ-5K0T	Address _		***************************************
9	Print Name Dilli Ram Nepal			ZIP	
0	BUYER Deo Nepal	dotloop verified 08/24/22 9:41 AM EDT VCI1-SWOI-ZXSH-EMLD	Date	Phone	
1	Print Name Deo Nepal		Email Dm	nepal94@gmail.com, deo.nepal@gmail.com	
2	funds a commission of \$ per 1	$\eta CS$ or		instructs escrow agent to pay from Seller's es percent (%) of	
4	weeks arise to Andrew W Morris		(Selling	Broker) Realty Trust Services, LLC (C	Office)
55	and \$	plus		percent (	
66	purchase price to Century 21 HomeStar		(Listing	Broker) Century 21 HomeStar (O	office)
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58		197		ZIP	
59	SELLER Inna Adamyuk		Date	Phone	
50	Print Name		Email _		
51	Selling Agent Name, RE License Nur			Listing Agent Name, RE License Number, T	eam
52	Leader Name (if applicable), Telepho			Leader Name (if applicable), Telephone, En	nail:
53	Rakesh Baniya			Tanya Kachmar	
54	2019007609			2003002611	
55					
66	2162187976			(440) 212-2390	
57	rakesh@rtserve.com			ustrk55@gmail.com	
68	Selling Brokers Name, BR License N	lumber,		Listing Brokers Name, BR License Number	-
69	Telephone and Email:			Telephone and Email:	
70	Realty Trust Services, LLC			Century 21 HomeStar	
71	9165	1 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		9752	
72	2163246637			(440) 449-9100	



c21homestar@gmail.com

iandymorris@gmail.com

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## STATE OF OHIO DEPARTMENT OF COMMERCE

## 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.



(Page 1 of 5)





## STATE OF OHIO DEPARTMENT OF COMMERCE

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	L PROPERTY DISCLOSU	
ursuant to section 5302.30 of the Revised Code an	d rule 1301:5-6-10 of the Administ	rative Code.
O BE COMPLETED BY OWNER (Please Prin		
roperty Address: 6739 Crenshaw Dr. Parma Hts 44130	and the state of t	and the state of t
Owners Name(s): Inna and Pavlo Adamyuk		and a graph of the section of the se
Date: 7/26/22 , 20	die des	
7.2	and the property of the property of	ince what date:
If ow	ner is not occupying the property, si	TESPE DASSES OF FRAME .
THE FOLLOWING STATEMENTS OF	THE OWNER ARE BASED ON	OWNER'S ACTUAL KNOWLEDGE
A) WATER SUPPLY: The source of water sup	Holding Tank	Unknown
Public Water Service	Cistern	Other
Private Water Service	Spring	processed to the control of the cont
Private Well	Pond	AND AND THE PROPERTY OF THE PR
Do you know of any current leaks, backups or ot		
Is the quantity of water sufficient for your house  B) SEWER SYSTEM: The nature of the sanita	u y som or sy or a	vary from household to household) Yes No erty is (check appropriate boxes):
Public Sewer	Private Sewer	Septic i din
The second secon	Aeration Tank	Filtration Bed
Unknown	Other	Inspected By:
If not a public or private sewer, date of last insp	ection:	(d. J. annual material participatible property)?
Do you know of any previous or current leaks	, backups or other material problem	as with the sewer system servicing the property?
Yes No If "Yes", please describe ar	d indicate any repairs completed (o	ut not longer than the past 5 years):
Information on the operation and maintenar department of health or the board of health  C) ROOF: Do you know of any previous or If "Yes", please describe and indicate any repa	current leaks or other material pro	blems with the roof or rain gutters? Yes
11 Tes , prease describe and months and		and the state of t
D) WATER INTRUSION: Do you know of defects to the property, including but not limite If "Yes", please describe and indicate any repa	ed to any area below grade, basemen	kage, water accumulation, excess moisture or othen or arawl space? Yes
11 Tes , please describe and indicate any repe		
Owner's Initials Date Date	(Page 2 of 5)	Purchaser's Initials Onto Date Purchaser's Initials ORN
M NOW		07/29/22 10:45 PM EDT dostroom weight

roperty Address 6739 Cre	nshaw Dr		econolismo distribito como director un reconsistanção de del colo esperanção recomo un entre como entre como e	annin sekarasaran kuru <del>nemakarara ku </del>	
o you know of any water o	or moisture relate	ed damage to floor /backup; or leaking	rs, walls or ceilings as a res	ult of flooding; moisture seep or appliances? 🚨 Yes 🖪 N	page; moisture
"Yes", please describe an	a moreste any				essenten es elle nétenne en der chécolitein de « ne branche » de se ellerenne
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	d indicate when	ici you mave un		ediation undertaken:	
				ve to mold than others. If a spector.	
CTRUCTURAL COM	PONENTS (FC	UNDATION, BA	ASEMENT/CRAWL SPA	CE, FLOORS, IN ERIOR	AND as/settling (other
EXTERIOR WALLS): L	or blemishes) or	other material pro	blems with the foundation,	basement/crawl space, Hoors	, or
nerior/exterior walls?	" mlance describ	e and indicate any	y repairs, alterations or mod	ifications to control the cause	e or effect of any
Yes INO 11"Yes	t longer than the	past 5 years):		BILLATORS W.	province and the second development of the s
motem menunes (out no	* > = = = = = = = = = = = = = = = = = =	***************************************			en anterior and an enterior district to a service and an enterior as
lo you know of any prev	ious or current	fire or smoke dan	nage to the property? Ye	15 190	and the second second second second
f "Yes", please describe	md indicate any	repairs completed	* ************************************		an industrial design of a passengeration countries and design of the last of the
G) MECHANICAL SY mechanical systems? If the answer to any of than the past 5 years):	YES OYES OYES OYES OYES OYES OYES OYES O	ou know of any pies not have the me NO N/A	revious or current problem echanical system, mark N/A 8) Water softener a. Is water soft 9) Security System a. Is security s 10) Central vacuum 11) Built in appliances 12) Other mechanical see describe and indicate any	ystems YES	ng existing  IO NO N/A  IO NO NO NO N/A  NO N/A  NO N/A  Stem (but not long
1) Lead-Based Paint 2) Asbestos 3) Urea-Formaldehyde 4) Radon Gas a. If "Yes", indicate	Foam Insulation	n	Yes No Unknown	or current presence of any	
1 2 b decrete accommendation of contractions		The state of the s	AND THE RESIDENCE OF THE PROPERTY OF THE PROPE	Mark Mark Mark Mark Mark Mark Mark Mark	DI
Owner's Initial	Date		(Page 3 of 5)		Date Date

operty Address 6739 Crenshaw Dr	der untergrande av Albahia er entring gran oppgrande un untergrande anders der de angeles de des avers de des a	gum, desentación anteriorista con rusa en rusa en esta desentación nos reproducestes haragos establecos	creaments orbors included and other captures of the control of the
UNDERGROUND STORAGE TANKS/WELLS: Do y nural gas wells (plugged or unplugged), or abandoned wate "Yes", please describe:	i wein on the branch	nks (existing or rer	noved), oil or
o you know of any oil. gas, or other mineral right leases on	the property? Yes Yes No		
o you know of any oil, gas, or other mineral right leases on urchaser should exercise whatever due diligence purchs formation may be obtained from records contained wit	iser deems necessary with respect to c thin the recorder's office in the count	oil, gas, and other y where the prope	mineral rights rty is located.
The property located in a designated flood plain? Yes	AREA:  S ON O Unknown  ake Eric Coastal Erosion Area?	O Yes O No O	Unknown
the property or any portion of the property included in a property	us or current flooding, drainage, settli	ng or grading or ere	sion problems
ffecting the property? Yes No  f"Yes", please describe and indicate any repairs, modificate that the past 5 years):	the state of the second of off	er attempts to cont	roi any
L) ZONING/CODE VIOLATIONS/ASSESSMENTS/H puilding or housing codes, zoning ordinances affecting the If "Yes", please describe:	OMEOWNERS' ASSOCIATION: Incorporately or any nonconforming uses of	o you know of any the property? Y	violations of
is the structure on the property designated by any government of the structure on the property designation may limit changes or in It "Yes", please describe:  Do you know of any recent or proposed assessments, fee If "Yes", please describe:	1' t I Wash sho	property?  Yes	Da No
List any assessments paid in full (date/amount)	Length of payme	nt (years	nonths
Do you know of any recent or proposed rules or regulation including but not limited to a Community Association. SI If "Yes", please describe (amount)	ns of, or the payment of any fees of the	iges assertated	· · · · · · · · · · · · · · · · · · ·
M) BOUNDARY LINES/ENCROACHMENTS/SHA following conditions affecting the property?	RED DRIVEWAY/PARTY WALLS:	: Do you know of	any of the
1) Boundary Aureement Yes PAo	4) Shared Driveway		Yes ON
2) Roundary Dispute Yes 1 No	5) Party Walls	P #	U Yes UN
3) Recent Boundary Change Yes You Ho If the answer to any of the above questions is "Yes", ple	6) Encroachments From or on A ase describe:	djacont Property	
N) OTHER KNOWN MATERIAL DEFECTS: The	following are other known material def	ects in or on the pro-	aporty:
	months to the second second of the second se	Ing appressed the second	araneas that is
For purposes of this section, material defects would include the dangerous to anyone occupying the property or any reproperty.	ude any non-observable physical condi- ion-observable physical condition that c	could inhibit a perso	on's use of the
Owner's Initia 90 Date		naser's Initials 07/2	Date Date
Owner's Initia Date	Channel of \$1	073	RIN

dotloop signature verification:	dtl	p.us/	<b>19</b> V	<b>/3-ι</b>	ıR8L	J-4Fd4
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6	39 Crenshaw Dr
Property Address	CERTIFICATION OF OWNER
	he statements contained in this form are made in good faith and based on his/her actual knowledge as of e Owner. Owner is advised that the information contained in this disclosure form does not limit the er to disclose an item of information that is required by any other statute or law or that may exist to by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential
real estatel	dertoop verified 0726672 504 PM EDT 81V1-RMF7-JCSA-90FP DATE:
OWNER: Juna	dottoop verified 07/26/22 5/08 PM EDT YASU-RUBAN-YSZY-ODOF
DECEL	T AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS
5302.30(G). Pursual purchase contract for Owner or Owner's at 2) 30 days after the Coron amendment of Owner makes no purchaser deems at Purchaser should and Notification Leto neighbors if a set is open to inspection information from	re advised that the owner has no obligation to update this form but may do so according to Revised Code Section to the Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to the property to all three of the following dates: 1) the date of closing; tent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; tent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; tent, provided the document of rescission to purchase the receipt of this form where accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form where a coefficients receipt of this form his form.  Perceipt whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and the Sheriff's office regarding the notices they have provided by the Sheriff is a public record and the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.  Exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. It this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Department maintains an online map of known abandoned underground mines on their website at
Purchaser should	exercise whatever due diligence purchaser deems necessary with respect to the potential presence of hazardous Gas, lead pipes, toxic mold, etc.) that may affect the purchaser's decision to purchase the property. See
I/WE ACKNOW STATEMENTS THE OWNER.	LEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY
	below does not constitute approval of any disclosed condition as represented herein by the owner.
PURCHASER:	Deo Nepal O712972211:04 PM EDT Q3L7-MEDD-J9VQ-KLMR O7129722 10:45 PM EDT Q7/29722 10:45 PM EDT YKFG-VLLA-QDXQ-3VAU PKFG-VLLA-QDXQ-3VAU
PURCHASER:	Dilli Ram Nepal dottoop verified O7729/32 10:45 PM EDT YKFG-VILLA-QDXQ-3VAU

(Page 5 of 5)

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

operty Address: 6739 Crem	shaw Dr	and with 15 Me 5 Terrors describes stiller standed distribution in the process of the control appropriate sections.	the second and the second was a second of the second of th
rery buyer of any interest in residence operty may present exposure of its ded poisoning in young children telligence quotient, behavioral prome seller of any interest in residence acade from risk assessments of azards. A risk assessment or inspection.	iential real property on which a r lead from lead-based paint that r on may produce permanent na oblams, and impaired memory. L antial real property is required to	urological damage, including ead polsoning elso poses a part o provide the buyer with any ini-	learning disabilities, reduced icular risk to pregnant women. formation on lead-based paint I any known lead-based paint
ieller's Disclosure			
Presence of lead-based pa	int and/or lead-based paint he	izards (check (i) or (ii) below)	ha hauping (explain).
(i) Known lead-ba	ased paint and/or lead-based	paint nazaros are prosontini	Activities of the second secon
(iii) 13 Seller has no )	knowledge of lead-based pain	t and/or lead-based paint haz	args in the nousing.
1 Company on the control of the cont	the in the matter tehant (1) or	(ii) below);	
(i) Seller has propaint and/or le	vided the purchaser with all a pad-based paint hazards in the	valiable records and reports belong the control of	and the second s
hezards in the	reports or records pertaining a housing.	to lead-based paint end/or lea	ed-based paint
Buy heknowledgment (i	nitial)	Continued in the state and	
(c) DR Buyer has rece	sived copies of all information	listed above.	Hame
(d) PN DRN Buyer has rece	aived the pamphiet Protect Yo	our ramily from Lead in Today	, in the same of t
(e) 620 PM EDT 254 PM EDT (check (i) or (ii	) below):	hann as I had a mand	urt a risk assessment
The state of the s	D-day opportunity (or mutually for the presence of lead-base	art hall it ansered some and be	
us IIIis the o	epportunity to conduct a risk a paint and/or lead-based paint	ssesement or inspection for ti	ne presence of
Agent's Acknowledgment	(initial)		
a Th' Agent has infe	ormed the seller of the seller's consibility to ensure compliance	s obligations under 42 U.S.C. ce.	4852(d) and is aware
Certification of Accur	всу		
The following parties have n information they have provide	eviewed the information above	Inna Adampuk	BIT KTOWINGGO, ITTAL DAG BOTZSC72 5:04 PM EDT PKKK-IKUM-ONAY-NYBO
Deo Nepal	dotloop verified 08/01/22 6:20 PM EDT XBKD-U5UG-KHI0-OLOW		
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Tanya Kachmar	Date	AGENT	Date
AGENT	3 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
Rakesh Baniya	dotloop verified		

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

Property Address: 14731 Terminal Avenue, Cleveland, OH 44135

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١	Leau	V V d	HIHIU	State		Ł

AGENT

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure of lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced Lead poisoning also poses a particular risk to pregnant women.

The s	seller of any	interest in residential real property	is required to se seller's poss	provide the buyer with any informativession and notify the buyer of any kaint hazards is recommended prior to p	on on lead-based paint known lead-based paint
Selle	er's Disclo	sure			
(a) F	Presence of	f lead-based paint and/or lead-ba	ased paint ha	zards (check (i) or (ii) below):	
(	i)	Known lead-based paint and/or	lead-based p	aint hazards are present in the hou	using (explain).
(	(ii) 🔽	Seller has no knowledge of lead	d-based paint	and/or lead-based paint hazards in	the housing.
(b) l	Records an	d reports available to the seller	(check (i) or (i	i) below):	
	(i)	Seller has provided the purchas	ser with all av	ailable records and reports pertaini housing (list documents below).	ng to lead-based
	(ii) <b></b>	Seller has no reports or records hazards in the housing.	s pertaining to	lead-based paint and/or lead-base	ed paint
Buy	er's Ackno	owledgment (initial)			
(c)	DRI	Buyer has received copies of all	information lis	sted above.	
(d)				r Family from Lead in Your Home.	
4	Н Р	(check (i) or (ii) below):			
(-)	(i)	received a 10-day opportunity	(or mutually a	igreed upon period) to conduct a ris I paint and/or lead-based paint haz	sk assessment ards; or
	(ii) <u></u>	waived the opportunity to conditional lead-based paint and/or lead-based	luct a risk ass based paint ha	essment or inspection for the presonated as	ence of
Age	ent's Ackn	owledgment (initial)			
(f)	77/20/2 21/4 9/4 (DT codeop verified	Agent has informed the seller of of his/her responsibility to ensure	the seller's o e compliance.	bligations under 42 U.S.C. 4852(d)	) and is aware
The	e following	of Accuracy parties have reviewed the inform ey have provided is true and acc	nation above a urate.	and certify, to the best of their know	/ledge, that the
2	Deo Nepal	dotloop verified 08/24/22 11:01 AM EDT YV5P-DUCV-AOVH-SYJH		Danette Marie Muzic	dotloop verified 07/20/22 2:49 PM EDT XPOX-4SQA-TEJK-BPFV
BU	YER		Date	SELLER	Date
2	Dilli Ram	dotloop verified  97/29/22 10:45 PM ED1 A1EF-XKML-7HZE-EU0E		Elizabeth Eve Muzic	dotloop verified 07/21/22 8:09 AM EDT ED0A-BPLY-KDUG-KBIJ
BU	YER		Date	SELLER	Date
	Rakesh V	dotloop verified 07/29/22 8:29 PM E PBEC-QAPL-JZ2O-EV	DT VPN	Garrett M Brezina	dotloop verified 07/20/22 2:14 PM EDT JLOV-QNSX-2FOW-HGFC
ΔC	L-INT		Date	AGENT	Date

10:02 ₹



Done

11 of 11



Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan. Deo Nepal and Dilli Nepal 13911 Highlandview Avenue Cleveland, OH 44135

### 6/23/2022

Here are the details of your pre-approval

Loan amount: 300,000.00

Loan term (months): 360

Loan type: Conventional

Monthly principal and interest payment: 1,796.72

(excludes taxes and insurance)

Sales price: 325,000.00



#### Congratulations Dec and Dilli!

You have been pre-approved for a home loan with U.S. Bank. We are committed to simplifying the process and keeping you informed along the way. Several tasks have already been completed on your behalf:



Obtained credit report



Performed a review based on your income and assets



Alerted your dedicated Mortgage Loan Originator

Your Mortgage Loan Originator will contact you to discuss your next steps. In the meantime, you may use this letter to make offers.

This is not a commitment to lend.

The terms in this letter are good until 60 days from date of credit report. They are based on a Conventional loan product and today's interest rates, which are subject to change without notice. Please discuss all mortgage programs and loan options with your Mortgage Loan Originator.

This pre-approval is contingent upon:

- Product guideline review
- · Satisfactory appraisal
- · Homeowner's insurance and title commitment
- Re-evaluation of creditworthiness based on verification of the information you provided

Thank you for choosing U.S. Bank. If you have any questions throughout the process, your loan team is here to help. You may reach us at the contact information below.

Sincerely.

Josie Nader, Mortgage Loan Originator, NMLS # 1211015 216 605 0310



## 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.)

Prop	erty Address: 6739 Crenshaw Dr.	Parma Heights, OH 44130		
_	er(s): Dilli Ram Nepal and Deo Ne			
	I. TRANSACTIO	N INVOLVING TWO AGEN	TS IN TWO DIFFERENT BROK	KERAGES
The			and Realty T	
	seller will be represented by Tan		, and Century	
If tw	II. TRANSAG yo agents in the real estate broker esent both the buyer and the selle	CTION INVOLVING TWO A	GENTS IN THE SAME BROKE	
Герг	Agent(s)	orincipal broker and managers wi naintain a neutral position in the	work(s) for the work(s) for the work(s) for the ill be "dual agents," which is furthe transaction and they will protect al	e buyer and e seller. Unless personally r explained on the back of this l parties' confidential
	on the back of this form. As du	will be working for both al agents they will maintain a new	kerage. Therefore, agents  h the buyer and seller as "dual ager utral position in the transaction and gent(s) nor the brokerage acting as a yer or seller. If such a relationship	dual agent in this transaction
Ασ	III. TRA	ANSACTION INVOLVING Of and real es	NLY ONE REAL ESTATE AGE	NTwill
	be "dual agents" representing be this form. As dual agents they information. Unless indicated by	oth parties in this transaction in a will maintain a neutral position in a pelow, neither the agent(s) nor the	a neutral capacity. Dual agency is for the transaction and they will prote brokerage acting as a dual agent in seller. If such a relationship does	further explained on the back of ect all parties' confidential in this transaction has a
	represent only the (check one) I represent his/her own best inter	☐ seller or ☐ buyer in this trans est. Any information provided t	saction as a client. The other party he agent may be disclosed to the ag	is not represented and agrees to ent's client.
-			NSENT	
	I (we) consent to the above relative (we) acknowledge reading the	information regarding dual agend	eal estate transaction. If there is a d cy explained on the back of this for	m.
	Dilli Ram Nepal	dotioop verified 07/29/22 10:45 PM EDT GH7Y-KWPX-ZTXV-1KGV		dotloop verified 07/31/22 10:29 AM EDT WQMS-5VBX-WXLR-QLXX
	Deo Nepal	dotloop verified 08/24/22 11:01 AM EDT 13PF-R47Y-CXV1-FASW	Inna Adamyuk Inna Adamyuk	dotloop verified 07/31/22 10:29 AM EDT

## **DUAL AGENCY**

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

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

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

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

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

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

Management Level Licensees: Generally, the principal 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 principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal 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:



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



## Yes MLS / RESIDENTIAL PURCHASE AGREEMENT

	OFFER, RECEIPT AND ACCEPTANCE  BUYER: The undersigned Dilli Ram Nepal and Deo Nepal	offers to buy the
-	PROPERTY: Located at 6739 Crenshaw Dr	,
	City Parma Heights, Ohio, Zip C	Code <u>44130</u>
	Permanent Parcel No.472-34-068, and further described as being:	
	The property, which Buyer accepts in its "AS IS" PRESENT PHYSICAL CONDITION, shall appurtenant rights, privileges and easements, and all buildings and fixtures, including such now on the property: all electrical, heating, plumbing and bathroom fixtures; all window and awnings, screens, storm windows, curtain and drapery fixtures; all landscaping, disposal, control unit, smoke detectors, garage door opener(s) and controls; all permanently following selected items shall also remain: satellite dish; range and oven; microrefrigerator; washer; dryer; radiator covers; window air conditioner; gas grill; fireplace tools; screen, glass doors and grate; all existing ceiling fan(s); wood burner stove inserts; gas logs; and water softener.	d door shades, blinds,  IV antenna, rotor and attached carpeting. The owave; ☑ kitchen  central air conditioning;
	Also included:	
	Fixtures NOT Included:	
	(Date). BUYER shall have the right to terminate this secondary of BUYER'S receipt of said copy of the release of the primary contract by delivering written the SELLER'S agent. Upon receipt of the release of the primary contract, BUYER shall do within four (4) days and BUYER and SELLER agree to sign an addendum, listing the date approval, deposit of funds and documents, title transfer and possession.	eposit earnest money for loan application, loan
5	PRICE: Buyer shall pay the sum of	
	Earnest money payable to Act / Chicago Title in the amount of \$ 1,000	
	which chall be	
	In the form of a ☐ check ☑ other: Act / Chicago Title which shall be redeemed immediately upon receipt of a binding agreement (as defined	
	redeemed immediately upon receipt of a binding agreement (as defined on lines 238-246) and □	
	redeemed immediately upon receipt of a binding agreement (as defined on lines 238-246) and  Balance of cash to be deposited in escrow	
2	redeemed immediately upon receipt of a binding agreement (as defined on lines 238-246) and □	
7 8 9 0 1 2 3 4 5	redeemed immediately upon receipt of a binding agreement (as defined on lines 238-246) and  Balance of cash to be deposited in escrow	

## Property Address: 6739 Crenshaw Dr, Parma Heights, OH 44130

13 14	money deposit shall be returned to the Buyer without any further liability of either party to the other or to the Brokers and their agents. (see line 205)
45 46 47 48 49	CLOSING: All funds and documents necessary for the completion of this transaction shall be placed in escrow with the lending institution or escrow company on or before $08/30/2022$ , and title shall be recorded on or about $08/30/2022$ . Ohio law requires that closing funds over the amount of \$10,000.00 be electronically transferred to the closing/escrow agent. Buyers are advised to consult their lender and closing/escrow agent for wiring requirements to assure that funds are received in a timely manner.
50 51 52 53 54	POSSESSION: Seller shall deliver possession to Buyer of the property within TOT days by 5 (time),  □ AM ☑ PM after the title has been recorded. Subject to Buyer's rights, if any, the premises may be occupied by the Seller free for 0 days. Additional 0 days at a rate of \$0 per day. Insurance coverage and payment and collection of fees for use and occupancy after recording of title are the sole responsibility of Seller and Buyer.
55 56 57 58 59 60 61 62 63 64 65 66 67 68 69	TITLE: For each parcel of real estate, Seller shall convey a marketable title to Buyer by general warranty deed and/or fiduciary deed, if required, with dower rights released, free and clear of all liens and encumbrances whatsoever, except a) any mortgage assumed by Buyer, b) such restrictions, conditions, easements (however created) and encroachments as do not materially adversely affect the use or value of the property, c) zoning ordinances, if any, and d) taxes and assessments, both general and special, not yet due and payable. Seller shall furnish an Owner's Fee Policy of Title Insurance in the amount of the purchase price, if title to all or part of the parcels to be conveyed is found defective, Seller shall have thirty (30) days after notice to remove title defects. If unable to do so, Buyer may either a) accept Title subject to each defect without any reduction in the purchase price or b) terminate this agreement, in which case neither Buyer, Seller nor any broker shall have any further liability to each other, and both Buyer and Seller agree to sign a <i>mutual release</i> , releasing earnest money to Buyer. For the subsurface estate underlying each parcel of real estate, if all or part of the subsurface mineral, oil or gas rights to the underlying parcels already has been transferred by the Seller, then Buyer can either purchase the property "as is" or declare the contract null and void, in which event the earnest money shall be returned to the Buyer. Unless expressly reserved by the Seller, all payments for any mineral, oil or gas rights shall belong to the Buyer effective upon closing. (see line 205)
70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90	PRORATIONS: General taxes, annual maintenance fees, subdivision charges, rentals, interest on any mortgage assumed by buyer, condominium, HOA or other association periodic charges or assessments and transferable policies if Buyer so elects. special assessments, city and county charges and tenant's rents, collected or uncollected, shall be prorated as of the date the title has been recorded. Taxes and assessments shall be prorated based upon the latest available tax duplicate. However, if the tax duplicate is not yet available or the improved land is currently valued as land only, taxes and assessments shall be prorated based upon 35% of the selling price times the millage rate. The escrow agent is instructed to contact the local governmental taxing authority, verify the correct tax value of the property as of the date the title has been recorded and pay the current taxes due to the date the title has been recorded. If the property being transferred is new construction and recently completed or in the process of completion at the time the agreement was signed by the parties, the escrow agent is instructed to make a good faith estimate of the taxes to be owed on the value of the improved property to the date the title has been recorded and reserve sufficient funds in escrow from Seller's net proceeds to pay those taxes when they become due and payable after the title has been recorded. The escrow agent is instructed to release the balance of the funds on reserve to Seller once they receive notice from the local county auditor that the taxes on the land and improvements have been paid in full to the date the title has been recorded. Buyer acknowledges that the latest available tax duplicate may not reflect the accurate amount of taxes and assessments that will be owed. Seller agrees to reimburse Buyer directly outside of escrow for any increase in valuation and the cost of all passed or levied, but not yet certified, taxes and assessments, if any, prorated to the date the title has been recorded. Seller is
91	In the event the property shall be deemed subject to any agricultural tax recoupment (C.A.U.V.),
92	□ Buyer ☑ Seller agrees to pay the amount of such recoupment.
93 94	CHARGES/ESCROW INSTRUCTIONS: This agreement shall be used as escrow instructions subject to the Escrow Agent's usual conditions of acceptance.
	Page 2 of 6 BUYER ENTITALS AND DATE RESIDENTIAL PURCHASE AGREEMENT Yes MLS – Amended: April 2019  RESIDENTIAL PURCHASE AGREEMENT Yes MLS – Amended: April 2019  O7/31/22 SELL 10/29 AM 10/11 AID 29 AM 10/11 AID 20/11 A

Property Address:

95 96 97 98 99 100 101	required cost of incommission which Tenant \$ 200 sewer b	d to disc insuring isions, g n case S security	harge any mortgage, lien of premium for Owners Fee I ) one-half of the escrow feeller shall pay the entire est deposits, if any, shall be coller shall pay all utility charges.	from the proceeds due Seller for pages to date of recording of title or date of	we Buyer, f) Broker's syment of escrow fees ow agent shall withhou ayment of Seller's final possession whichever ions); a) one-half of the second state of the second seco	s by Buyer  Ild al water and er is later.
103 104 105 106 107 108 109 110	fee b) of deed and date calculation deed and date calculations business instructions. Settlem which I	one half and any rannot occurs shall be ss days. It the escuent Sta	the cost of insuring premium nortgage, d) Act/ Chicago Ticur by the date of closing deextended for the period not the Selling and Listing Borow agent to send a copy tements, if applicable, to the may disburse to other part	ms for Owners Fee Policy of Title Insural title lue to any government regulation or lende ecessary to satisfy these requirements, no rokers request and the Seller(s) and Buyer of their fully signed, Buyers and Sellers, Cheir respective Broker(s) listed on this Agries to the transaction.	er requirement, the do to to exceed fourteer er(s) hereby authorize Closing Disclosures a reement promptly after	f the closing ate of a (14) e and and/or er closing,
112 113 114 115 116	such p covera	olicies h ge. Bro l Home	1 1 1111	es that Limited Home Warranty Insurance cover pre-existing defects in the property, the home warranty provider. Buyer \( \square\) do h escrow.	nes 🗖 does not elect	to secure a
117 118 119 120 121 122 123 124 125 126	Buyer' sole re Broker inspect unders appare agent( that it inspec	s choice esponsible of any a stions, B estands the ent and v (s) do no is Buyer ctors reg	within the specified numb ility to select and retain a cand all liability regarding the uyer acknowledges that Bunat all real property and imwhich may affect a propert of guarantee and in no way arding the condition and sy	subject to the following inspection(s) by a er of days from acceptance of binding ag qualified inspector for each requested inspector(s) e selection or retention of the inspector(s) giver is acting against the advice of Buyer' provements may contain defects and contain y's use or value. Buyer and Seller agree assume responsibility for the property's of assonable care to inspect and make diliger ystems of the property.	pection and releases ). If Buyer does not e s agent and Broker. ditions that are not re that the Broker(s) and condition. Buyer ack at inquiry of the Selle	elect Buyer eadily d their nowledges r or Buyer's
127 128	Inspe	ctions r	equired by any state, counspections listed below.	unty, local government or FHA/VA do r	not necessarily elim	inate the
129 130 131	Waive	r:	(initials) Buyer el	ects to waive each professional inspectio ny inspection indicated "yes" herein is a v ce of the property by Buyer in its "as is" c	vaiver of such inspec	not indicated tion
132	Choic	<u>:e</u>		<u>oections</u>	Expense BUYER	SELLER
133 134	Yes <b>☑</b>	No	GENERAL HOME 7	days from acceptance of Agreement		
135		$\square$	SEPTIC SYSTEM	days from acceptance of Agreement		
136 137		Ø	WELL WATER (☐ flow, ☐ potability)	days from acceptance of Agreement	t 🗆	
138		abla	RADON	days from acceptance of Agreemen	t 🗆	
139			MOLD	days from acceptance of Agreement		
140 141			PEST/ WOOD DESTROYING	days from acceptance of Agreement INSECTS		
142	D	Ø	OTHER	days from acceptance of Agreement	90 - 97	90 /31/22 PAMEDIA TE
	Page 3	010 B	O I ER STEINGHALD AND DATE	ALDIDENTIAL LUNCHASE AGREEMENT	SELLE NO: 29 AM EDTAL 30:29 dotloop verified dotloo	p verified

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### Property Address: 6739 Crenshaw Dr, Parma Heights, OH 44130

143	(list other inspections)	
173	(not other mepodiane)	

Within three (3) days after completion of the last inspection, Buyer shall elect one of the following:

- Remove the inspection contingency and accept the property in its "as is" present physical condition. If the property is accepted in its "as is" present physical condition, Buyer agrees to sign an Amendment to the Residential Purchase Agreement removing the inspection contingency and this agreement will proceed in full force and effect; OR
- Accept the property subject to Seller agreeing to have specific items that were identified in a written inspection report, if requested, repaired by a qualified contractor in a professional manner at Seller's expense. If the property is accepted subject to the Seller repairing specific defects, Buyer agrees to provide Seller with a copy of all inspection reports, if requested, and sign an Amendment to the Residential Purchase Agreement removing the inspection contingency and identifying the defects which are to be repaired. Seller and Buyer have five (5) days from Seller's receipt of the written list of defects and the inspection report(s), if requested, to agree in writing which defects, if any, will be corrected at Seller's expense. If a written agreement is not signed by Seller and Buyer within those five (5) days, this agreement is null and void and Seller and Buyer agree to sign a mutual release, with the earnest money being returned to the Buyer. (see line 227) The Buyer and Seller can mutually agree in writing to extend the dates for inspections, repairs, or to exercise their right to terminate the Agreement. Seller agrees to provide reasonable access to the property for Buyer to review and approve any conditions corrected by Seller, OR Terminate this agreement if written inspection report(s) identify material latent defects not previously disclosed in writing by the Seller and/or any cooperating real estate broker. If Buyer elects to terminate this agreement based upon newly discovered material latent defects in the property, Buyer agrees to provide a copy of the written inspection report(s), if requested, to the Seller, and both parties agree to sign a mutual release. The earnest money will be returned to the Buyer without any further liability of either party to the other or to the broker(s) (see line 227).

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

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

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

Seller shall pay all costs for the repair of any gas line leak found between the street and foundation at the time of recording of title, or restoration of utilities, whichever is sooner. Seller agrees to comply with any and all local governmental point of sale laws and/or ordinances. Seller will promptly provide Buyer with copies of any notices received from governmental agencies to inspect or correct any current building code or health violations. If applicable, Buyer and Seller have five (5) days after receipt by Buyer of all notices to agree in writing which party will be responsible for the correction of any building code or health violation(s). If Buyer and Seller cannot agree in writing, this Agreement can be declared null and void by either party. In that event Seller and Buyer agree to sign a mutual release with instruction to the Broker on disbursement of the earnest money. (see line 227)

REPRESENTATIONS AND DISCLAIMERS: Buyer acknowledges that the Seller completed the Residential

Property Disclosure Form unless otherwise stated above and Seller has not made any representations or Property

warranties, either expressed or implied, regarding the property, (except for the Ohio Re

DRN BUYER MITIALS AND DATE Page 4 of 6

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### Property Address: 6739 Crenshaw Dr, Parma Heights, OH 44130

Disclosure Form, if applicable), and agrees to hold the Brokers and their agents harmless from any mis-statements or errors made by the Seller on the form. Buyer also acknowledges and agrees that the Brokers and their agents have no obligation to verify or investigate the information provided by the Seller on that form. Buyer acknowledges that Brokers and their agents have not made any representations, warranties, or agreements, express or implied regarding the condition or use of the property, including but not limited to any representation that: (a) the basement, crawl space or slab area do not incur seepage, leakage, dampness, or standing water; (b) the heating, cooling, plumbing, or electrical system(s) or any built-in appliance is in good working condition or is completely functional; (c) the roof is weather tight and/or structurally sound; (d) the structure is free from insect infestation, lead paint, or lead paint hazards; (e) the water supply or septic system, if any, are not deficient in any respect; or (f) radon gas, urea-formaldehyde foam or asbestos insulation, or any other toxic substance including any toxic form of mold, is not present on the property. Buyer hereby acknowledges that any representation by Seller or the real estate agent(s) regarding the square footage of the rooms, structures or lot dimensions, homeowner's fees, public and private assessments, utility bills, taxes and special assessments are approximate and not guaranteed. Please list any and all verbal representations made by Brokers or their agents that you relied upon when purchasing this property (if none, write "none") DAMAGE: If any building or other improvements are destroyed or damaged in excess of ten percent of the purchase price prior to title transfer, Buyer may either a) accept the insurance proceeds for said damage and complete this transaction or b) terminate this agreement and receive the return of all deposits made. In that

event, Seller and Buyer agree to sign a mutual release, with instruction to the Broker on disbursement of the earnest money on deposit (see line 227). If such damage is less than ten percent of the purchase price, Seller shall restore the property to its prior condition and Buyer agrees to complete the purchase of the Property.

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

ADDITIONAL TERMS: 224 225

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

BINDING AGREEMENT: Upon written acceptance, then either written or verbal notice of such acceptance to the last-offering party, this offer and any addenda listed above shall become a legally binding agreement upon Buyer and Seller and their heirs, executors, administrators and assigns and shall represent the entire understanding of the parties regarding this transaction. All counter-offers, amendments, changes or deletions to this Agreement shall be in writing and be signed/initialed by both Buyer and Seller. Facsimile and/or scan and e-mail signatures shall be deemed binding and valid. This Agreement shall be used as escrow instructions subject to the Escrow Agent's

## Property Address: 6739 Crenshaw Dr, Parma Heights, OH 44130

244 245 246	usual con Agreemer calendar o	nt, the terms of this Agre	f there is any conflict eement shall prevail.	For purpos	es of this Agreement, "days" shall t	pe defined as
247				u have any	questions of law, consult your a	attorney.
248	BUYER	Dilli Ram Nepal	dotloop verified 07/29/22 10:45 PM EDT C4EQ-INDD-TTXJ-5K0T	Address _		
249		ne Dilli Ram Nepal				ZIP
	2				Phone	
250					nepal94@gmail.com, deo.nepal@gma	
251	Print Nan	ne Deo Nepal		Email Diff	nepais4@gman.com, acomepaigsme	
252 253	funde a c	commission of \$ 100	em cs or		instructs escrow agent to pay from percent (	70) 01 1110
254	nurchasa	price to Andrew W Mor	ris	(Selling	Broker) Realty Trust Services,LLC	(Office) 10:
255	and \$		plus		percent (	or the
256	purchase	e price to Century 21 Hor	neStar	(Listing	Broker) Century 21 HomeStar	(Office)
257				Address _		
258	Print Nar	me				ZIP
259	SELLER	Inna Adamyuk	dotloop verified 07/31/22 10:29 AM ED 6SXF-W59Z-WBSH-0QN	Date	Phone	
260	Print Na	me		Email _		
261	Selling A	Agent Name, RE Licens	e Number, Team		Listing Agent Name, RE License	Number, Team
262		Name (if applicable), Te			Leader Name (if applicable), Tele	ephone, Email:
263	Rakesh B	Baniya			Tanya Kachmar	
264	20190076	609			2003002611	
265						
266	21621879	976			(440) 212-2390	
267	rakesh@	rtserve.com			ustrk55@gmail.com	
268	Selling I	Brokers Name, BR Lice	nse Number,		Listing Brokers Name, BR Licens	se Number
269	Telepho	one and Email:			Telephone and Email:	
270	Realty T	rust Services, LLC			Century 21 HomeStar	
271	9165				9752	
272	2163246	637			(440) 449-9100	
273	iandymo	orris@gmail.com			c21homestar@gmail.com	





### STATE OF OHIO DEPARTMENT OF COMMERCE

## 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.



(Page 1 of 5)





## STATE OF OHIO DEPARTMENT OF COMMERCE

Car of S	TOTAL STREET ACT	IDE FORM
	L PROPERTY DISCLOS	
ursuant to section 5302.30 of the Revised Code an	d rule 1301:5-6-10 of the Adminis	trative Code.
O BE COMPLETED BY OWNER (Please Pri		
roperty Address: 6739 Crenshaw Dr. Parma Hts 44130	and the second seco	and a first contract of the first contract o
Owners Name(s): Inna and Pavlo Adamyuk		distances and the second secon
Date: 7/26/22 , 20_	The Designation of the Control of th	
	and the property of the property.	since what date:
If own	ner is not occupying the property,	DISSAC SASIER SEEDS. Communication of the communica
THE FOLLOWING STATEMENTS OF	THE OWNER ARE BASED O	N OWNER'S ACTUAL KNOWLEDGE
A) WATER SUPPLY: The source of water sup	Holding Tank	Unknown
Public Water Service	Cistern	Other
Private Water Service	Spring	
Private Well	Pond	APPROXIMATION TO THE PROPERTY OF THE PROPERTY
Shared Well		or supply system or quality of the water? Ves
Is the quantity of water sufficient for your house  B) SEWER SYSTEM: The nature of the sanita	ay some symmetry	I vary from household to household) Yes No perty is (check appropriate boxes):
Public Sewer	Private Sewer	Septic rain
Leach Field	Aeration Tank	Filtration Bed
□ Unknown	Other	Inspected By:
If not a public or private sewer, date of last insp	ection:	it do a servicing the property?
Do you know of any previous or current leaks	, backups or other material problem	but not longer than the past 5 years):
Yes No If "Yes", please describe an	d indicate any repairs completed (	Dut HOL 101861 61101 417 Party 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Information on the operation and maintenar department of health or the board of health  C) ROOF: Do you know of any previous or If "Yes", please describe and indicate any repa	current leaks or other material pro	oblems with the roof or rain gutters? Yes
11 Tes . piease describe and months and		and the second s
D) WATER INTRUSION: Do you know of defects to the property, including but not limite If "Yes", please describe and indicate any repa	ed to any area below grade, baseme	akage, water accumulation, excess moisture or other ent or crawl space? Yes So
is the primary deposition and interest and representations		DV .
Owner's Initials Owner's Initials Owner's Initials	(Page 2 of 5)	Purchaser's Initials O7/29/22 Date Date Date
90	• ***	07/29/22 10:45 PM EDT

roperty Address 673	39 Crenshaw Dr		and the second s	nance francisco de la companya del companya del companya de la com	control on a second section was been assessed as the first of the second as the second assessed as the second as t	appropriate for a substitute of the substitute o
o you know of any w	ater or moisture	related damage rflow/backup; or any repairs comp	to floors, walls r leaking pipes. bleted:	or ceilings as a result	of flooding; moisture appliances?   Yes	seepage; moisture  No
and the state of t		and the second s	Water-			
lave you ever had the	property inspectibe and indicate	ted for mold by whether you hav	a qualified inspo e an inspection	ector? report and any remed	Yes No intion undertaken:	addidat distribute distribute or estimator or estimator of the state o
urchaser is advised	that every hon	ne contains mol	d. Some people	e are more sensitive by a qualified inspe	to mold than others. ector.	If concerned about
E) STRUCTURAL ( EXTERIOR WALL than visible minor or other to receive the state of t	COMPONENTS S): Do you kno acks or blemishe s?	S (FOUNDATION W of any previous) or other mater	ON, BASEME! us or current n rial problems wi	NT/CRAWL SPACE novement, shifting, do the the foundation, base	c. FLOORS, INTERI terioration, material of coment/crawl space, floor cations to control the c	ause or effect of any
problem identified (t	out not longer in	in the past o year	4 9 1 mmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmm			en en de de de de la company de la company de des de la company de la co
to a real resource of the real resource of the real real resource of the real real resource of the real real real real real real real rea	and and a second	rent fire or smo	ke damage to th	ic property? 🗖 Yes	JA10	
Do you know of any	ribe and indicate	any repairs con	npleted:			antiantenante sur freinde versite servet settem som det effektivere i se telekritere sejekritere se Antiantiantenante des servet effektiveres i en personalitätische som eine est antiant die vir e. e. hand.
G) MECHANICA mechanical systems 1) Electrical 2) Plumbing (pipes) 3) Central heating 4) Central Air cond 5) Sump pump 6) Fireplace/chimn	L SYSTEMS:  If your proper YES YES  VES  itioning YES  YES  YES  YES  yes  yo of the above q	Do you know of the does not have the does not ha	any previous of the mechanical N/A 8) Wa N/A 9) Se N/A 10) C N/A 11) E	system, mark N/A (? system, mark N/A (? ater softener a. Is water soften curity System a. Is security system central vacuum suilt in appliances	or defects with the follows Applicable).  YES Correctly YE	owing existing  NO NA Yes No NO NO NO NO NO NA NO NA NO NA NO NA I system (but not longe
1) Lead-Based Pa 2) Asbestos 3) Urea-Formald 4) Radon Gas a. If "Yes", in	ehyde Foam Inst	alation	Yes Q	No Unknown No Unknown No Unknown No Unknown	r current presence of	
Owner's Initial Owner's Initial	M Date _		Pag	e 3 of 5)	Purchaser's Initials Purchaser's Initials	UTI CAT Comments

Is the property or any portion of the property included in a Lake Eric Coastal Erosion Area.  K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading affecting the property?  Yes No  If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts problems (but not longer than the past 5 years):  L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property If "Yes", please describe:  Is the structure on the property designated by any governmental authority as a historic building or as being local to the property of the property.	other mineral rights. property is located.  No Unknown g or erosion problems to control any of any violations of ? Uyes Ao
Purchaser should exercise whatever due diligence purchaser deeths necessary in the Information may be obtained from records contained within the recorder's office in the county where the J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA: Is the property located in a designated flood plain? Yes Outhown Is the property or any portion of the property included in a Lake Eric Coastal Erosion Area? Ves Outhor or grading affecting the property? Yes Outhor of any previous or current flooding, drainage, settling or grading affecting the property? Yes Outhor of any repairs, modifications or alterations to the property or other attempts if "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts in problems (but not longer than the past 5 years):  L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property If "Yes", please describe:  Is the structure on the property designated by any governmental authority as a historic building or as being located by any governmental authority as a historic building or as being located by any governmental authority as a historic building or as being located by any governmental authority as a historic building or as being located by any governmental authority as a historic building or as being located by any governmental authority as a historic building or as being located by any governmental authority as a historic building or as being located by any governmental authority as a historic building or as being located by any governments authority as a historic building or as being located by any governments that may be made to the property).	No Unknown g or erosion problems to control any of any violations of ? Uyes Ao
Information may be obtained from records to the property.  J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:  Is the property located in a designated flood plain? Yes No Unknown  Is the property or any portion of the property included in a Lake Eric Coastal Erosion Area? Yes No  K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading affecting the property? Yes No  If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts problems (but not longer than the past 5 years):  L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property If "Yes", please describe:  Is the structure on the property designated by any governmental authority as a historic building or as being local to the property.	No Unknown g or erosion problems to control any of any violations of ? Uyes Ao
Is the property located in a designated flood plain?	of any violations of
Is the property or any portion of the property included in a current flooding, draininge, settling or grading K) DRAINAGE/EROSION: Do you know of any previous or current flooding, draininge, settling or grading affecting the property? Yes No If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts in problems (but not longer than the past 5 years):  L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property If "Yes", please describe:  Is the structure on the property designated by any governmental authority as a historic building or as being local to the property of the property.	of any violations of ? Yes Yo
affecting the property?  Yes (a) No If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts of the problems (but not longer than the past 5 years):  L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property of "Yes", please describe:  If "Yes", please describe:  Is the structure on the property designated by any governmental authority as a historic building or as being local to the property.	of any violations of ? Yes Yo
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Is the structure on the property designated by any governmental authority as a historic building or as being local in the structure on the property designated by any governmental authority as a historic building or as being local in the structure on the property designated by any governmental authority as a historic building or as being local in the structure on the property designated by any governmental authority as a historic building or as being local in the structure on the property designated by any governmental authority as a historic building or as being local in the structure on the property designated by any governmental authority as a historic building or as being local in the structure on the property designated by any governmental authority as a historic building or as being local in the structure of the property designated by any governmental authority as a historic building or as being local in the structure of the property designated by any governmental authority as a historic building or as being local in the structure of the s	ated in an historic
Do you know of any recent or proposed assessments, fees or abatements, which could affect the property?	Yes No
List any assessments paid in full (date/amount)  List any current assessments:  monthly fee  Length of payment (years  Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associate  Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associate  Do you know of any recent or proposed rules or regulations. SID CID LID, etc. Yes No	months) ted with this property.
If "Yes", please describe (amount)	
M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know following conditions affecting the property?  1) Boundary Agreement  Yes  4) Shared Driveway	Yes No
2) Roundary Dismite	Yes O No
3) Recent Boundary Change Yes (A) Encroachments From or on Adjacent Prop If the answer to any of the above questions is "Yes", please describe:	erty Yes No
N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on	equipment and the second secon
For purposes of this section, material defects would include any non-observable physical condition existing be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit	on the property that could a person's use of the
Owner's Initia	

dotloop signature verification:	dtlp.us	/5	157	-sOD	w-IJfm
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THE OWNER.

PURCHASER:

PURCHASER: Dilli Ram Nepal

Property A	6739 Crenshaw Dr		
•		CERTIFICATIO	
			nade in good faith and based on his/her actual knowledge us of ormation contained in this disclosure form does not limit the it is required by any other statute or law or that may exist to addisclosure in a transaction involving the transfer of residential
roal extatel		dotloop verified 07/26/22 5:04 PM EDT 81VH-RMP7-JCSA-9CFP	DATE:
OWNER			DATE:
OWNER:	Inna Adamyuk	dutioop verified 07/26/22 5:04 PM EDT YASU-RU3M-YS2Y-ODOF	400
т.	ECEIPT AND AC	KNOWLEDGEM	o update this form but may do so according to Revised Code Section if this form is not provided to you prior to the time you enter into a
5302.30(G purchase of Owner or of 2) 30 days or an ame	contract for the property, you Owner's agent, provided the after the Owner accepted you adment of this form.	u may rescind the purchase document of rescission is de our offer; and 3) within 3 hus with respect to any offsite	contract by delivering a signed and dated document of restaurance of the following dates: 1) the date of closing; liness days following your receipt or your agent's receipt of this form conditions. Purchaser should exercise whatever due diligence hay affect purchaser's decision to purchase the property.
Purchase and Noti to neight is open to	er should exercise whatever fication Law (commonly re bors if a sex offender reside o inspection under Ohio's P	r due diligence purchaser of eferred to as "Megan's La es or intends to reside in the bublic Records Law. If con-	leems necessary with respect to Onio's Sex Oriented Personal Rew"). This law requires the local Sheriff to provide written notice area. The notice provided by the Sheriff is a public record and cerned about this issue, purchaser assumes responsibility to obtain by have provided pursuant to Megan's Law.
Purchas If conce Resource	er should exercise whatever rned about this issue, pure ess. The Department ma	er due diligence purchaser chaser assumes responsibl aintains an online map	deems necessary with respect to abandoned under ground for lity to obtain information from the Ohio Department of Natural for known abandoned underground mines on their website at
materia	ils (Radon Gas, lead pipes	, toxic more, etc., that	deems necessary with respect to the potential presence of hazardous ay affect the purchaser's decision to purchase the property. See
I/WE /	ACKNOWLEDGE RECE	IPT OF A COPY OF THASED ON THE OWNER	HIS DISCLOSURE FORM AND UNDERSTAND THAT THE IS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY

(Page 5 of 5)

DATE:

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

dotloop verified 07/29/22 11:04 PM EDT Q3L7-MEDD-J9VQ-KLMR

dotloop verified 07/29/22 10:45 PM EDT YKFG-VLLA-QDXQ-3VAU

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

6720 Cronchaw Dr			and the second section of the section o
Property Address: 6739 Crenshaw Dr	CONTRACTOR OF THE PROPERTY OF	te talle, 3,5 m; 5 terransistin quitan sidden siannade distantialed, in high decongrishment international geographic productions modelle.	response on the second contract of the second
Lead Warning Statement  Every buyer of any interest in residential real property may present exposure of lead from lead poisoning in young children may produtelligence quotient, behavioral problems, and in the seller of any interest in residential real problems from risk assessments or inspections hazards. A risk assessment or inspection for poisoning the seller of the seller o	luce permanent net impaired memory. Le operty is required to	prological damage, including the poleoning elso poses a part provide the buyer with any interpretation and provide the buyer of	leaming disabilities, reduced icular risk to pregnant women. formation on lead-based paint r anv known lead-based paint
Seller's Disclosure		and the sale (1) as (11) bolow)	•
(a) Presence of lead-based paint and/or le	ad-based paint na	zaros (check (i) or (ii) wolow?	he housing (explain).
(a) Presence of lead-based paint and/or to			
(ii) ix Seller has no knowledge of	of lead-based paint	and/or lead-based paint haz	ards in the housing.
6722	atter tehack (1) or (i	i) below):	
	and the manus seeding the city	aliable records and reports p housing (list documents belo	ertaining to lead-based )w).
hezards in the housing.	ecords pertaining to	lead-based paint and/or les	id-based paint
Buyer's Acknowledgment (initial) (c)Buyer has received copies	of all information I	isted above.	
(d) Buyer has received the pa	mphlet Protect You	ır Family from Lead in Your i	lome.
the second second second			
(i) received a 10-day oppor	tondo ot 1920-Dubu	agreed upon period) to cond d paint and/or lead-based pa	
(ii) waived the opportunity to lead-based paint and/or	o conduct a risk as	sesement or inspection for tr	ne presence of
Agent's Acknowledgment (initial)			appearance to assess
(f) TK Agent has informed the a of his/her responsibility to	eller of the seller's ensure compliance	obligations under 42 U.S.C. e.	4852(d) and is award
Certification of Accuracy			nistenessand that the
The following parties have reviewed the information they have provided is true a	Information above nd accurate.	Inna Adampuk	BBI AT TOWN BOT OF THE CONTROL OF TH
BUYER	DATE	Que a Adamanh	tholoop yerfled 07/76/22 5 04 PM EDT 42CD GVAI K65E-D6FR
BUYER	DATE	Inna Adamyak Tanya Kachmar	
Tanya Kachmar	7/26/22	Tanya Kachmar	Asthop vorified D7/26/22 5:01 FM EDT SPLY-MILT-BYLY-MPAQ
Tamera Marketta			

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

Property Address: 14731 Terminal Avenue, Cleveland, OH 44135

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

The seller of any interest in residential real property is required to provide the buyer with any info nazards from risk assessments or inspections in the seller's possession and notify the buyer of nazards. A risk assessment or inspection for possible lead-based paint hazards is recommended pri	any known lead-based paint
Seller's Disclosure (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):	
- Little-and an argument in th	ne housing (explain).
(i) Known lead-based paint and/or lead-based paint nazards are present in the	, ,
(ii) Seller has no knowledge of lead-based paint and/or lead-based paint haza	ards 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 per paint and/or lead-based paint hazards in the housing (list documents below	ertaining to lead-based w).
(ii) Seller has no reports or records pertaining to lead-based paint and/or lead hazards in the housing.	l-based paint
Buyer's Acknowledgment (initial)	
(c) DRABuyer has received copies of all information listed above.	
(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Ho	ome.
(e) Buyerhas (check (i) or (ii) below):	
(i) received a 10-day opportunity (or mutually agreed upon period) to conduct or inspection for the presence of lead-based paint and/or lead-based pain	it nazards, or
(ii) waived the opportunity to conduct a risk assessment or inspection for the lead-based paint and/or lead-based paint hazards.	presence of
Agent's Acknowledgment (initial)	
(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 48 of his/her responsibility to ensure compliance.	352(d) and is aware
Certification of Accuracy The following parties have reviewed the information above and certify, to the best of their information they have provided is true and accurate.	knowledge, that the
Danette Marie Muzic	dotloop verified 07/20/22 2:49 PM EDT XPOX-4SQA-TEJK-BPFV
BUYER Date SELLER	Date
Dilli Ram Nepal dotloop verified 07/29/22 10:45 PM EDT A1EF-XKML-7HZE-EU0E  Elizabeth Eve Muzic	dotloop verified 07/21/22 8:09 AM EDT ED0A-BPLY-KDUG-KBIJ
BUYER Date SELLER	Date
Rakesh Baniya dotloop verified 07/129/22 8:29 PM EDT PBEC-QAPL-J220-EWPN  Garrett M Brezina	dotloop verified 97/20/22 2:14 PM EDT JLOV-QNSX-2FOW-HGFC
AGENT Date AGENT	Date

10:02 ₹



### Done

### 11 of 11



Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan. Deo Nepal and Dilli Nepal 13911 Highlandview Avenue Cleveland, OH 44135

### 6/23/2022

Here are the details of your pre-approval

Loan amount: 300,000.00

Loan term (months): 360

Loan type: Conventional

Monthly principal and interest payment: 1,796.72

(excludes taxes and insurance)

Sales price: 325,000.00



### Congratulations Dec and Dilli!

You have been pre-approved for a home loan with U.S. Bank. We are committed to simplifying the process and keeping you informed along the way. Several tasks have already been completed on your behalf:



Obtained credit report



Performed a review based on your income and assets



Alerted your dedicated Mortgage Loan Originator

Your Mortgage Loan Originator will contact you to discuss your next steps. In the meantime, you may use this letter to make offers.

This is not a commitment to lend.

The terms in this letter are good until 60 days from date of credit report. They are based on a Conventional loan product and today's interest rates, which are subject to change without notice. Please discuss all mortgage programs and loan options with your Mortgage Loan Originator.

This pre-approval is contingent upon:

- Product guideline review
- · Satisfactory appraisal
- · Horneowner's insurance and title commitment
- · Re-evaluation of creditworthiness based on verification of the information you provided

Thank you for choosing U.S. Bank. If you have any questions throughout the process, your loan team is here to help. You may reach us at the contact information below.

Sincerely.

Josie Nader, Mortgage Loan Originator, NMLS # 1211015 214 805 0310



# 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.)

Prop	perty Address: 6739 Crenshaw Dr, Parma Heights, OH 44130	
Buy	er(s): Dilli Ram Nepal and Deo Nepal	
Sell	er(s):	
	I. TRANSACTION INVOLVING TWO AGENTS IN	TWO DIFFERENT BROKERAGES
The	buyer will be represented by Rakesh Baniya	and Realty Trust Services, LLC
The	e seller will be represented by <u>Tanya Kachmar</u> AGENT(S)	, and Century 21 Homestar  BROKERAGE
Ift	II. TRANSACTION INVOLVING TWO AGENT wo agents in the real estate brokerage	
rep	resent both the buyer and the seller, check the following relationship that	t will apply:
	Agent(s)	'dual agents." which is further explained on the back of this
	Every agent in the brokerage represents every "client" of the brokerag and will be working for both the long the back of this form. As dual agents they will maintain a neutral proof property of the back of this form. Unless indicated below, neither the agent(s) has a personal, family or business relationship with either the buyer or	osition in the transaction and they will protect all parties' nor the brokerage acting as a dual agent in this transaction
As	gent(s)and real estate b	ONE REAL ESTATE AGENT rokeragewill
	be "dual agents" representing both parties in this transaction in a neut this form. As dual agents they will maintain a neutral position in the information. Unless indicated below, neither the agent(s) nor the brol personal, family or business relationship with either the buyer or selle	ral capacity. Dual agency is further explained on the back of transaction and they will protect all parties' confidential gerage acting as a dual agent in this transaction has a
	represent only the ( <i>check one</i> ) $\square$ <b>seller</b> or $\square$ <b>buyer</b> in this transaction represent his/her own best interest. Any information provided the ago	as a client. The other party is not represented and agrees to ent may be disclosed to the agent's client.
-	CONSEN	Т
	I (we) consent to the above relationships as we enter into this real estate (we) acknowledge reading the information regarding dual agency extended to the second decomposition of the second decompos	Atte transaction. If there is a dual agency in this transaction, I dained on the back of this form.  Anna Adamyuk  Onna Adamyuk
	BUYER/TENANT DATE SI	Inna Adamyuk dotloop verified 07/31/22 10:29 AM EDT NSVA-CW7K-JALG-5J7Q

### **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 principal 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 principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal 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:



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



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

Property Address: 14731 Terminal Avenue, Cleveland, OH 44135

### **Lead Warning Statement**

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

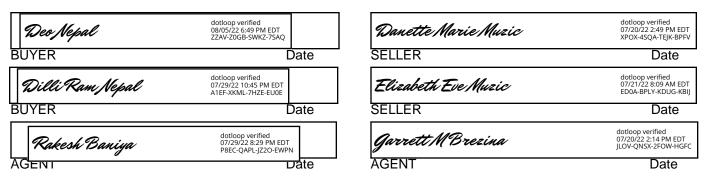
الم	lar'e	Diec	losure
OC.		DISC	iosuie

OCIIC	,, 3	Discio	Suic
(a) F	Pres	ence o	f 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)	M	Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
(b) F	Reco	ords an	d 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) _	abla	Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
Buye	er's	Ackno	wledgment (initial)
(c)	<b>DV</b>	DRA	Buyer has received copies of all information listed above.
(d)	DN	DRN 6	Suyer has received the pamphlet Protect Your Family from Lead in Your Home.
(e) <del>"</del>	\$ Buy€		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)	$\square$	waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
Aaeı	nt's	Ackno	wledgment (initial)

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.





# STATE OF OHIO DEPARTMENT OF COMMERCE

### RESIDENTIAL PROPERTY DISCLOSURE FORM

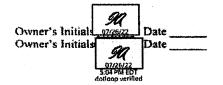
Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property 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).

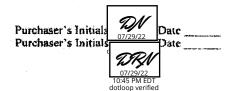
Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers 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.



(Page 1 of 5)





# STATE OF OHIO DEPARTMENT OF COMMERCE

	RESIDENT	AL PROPERTY DISCLO	SURE FORM
Pursuant to sect	ion 5302.30 of the Revised Code	and rule <u>1301:5-6-10</u> of the Admi	nistrative Code.
Property Address: 6739 Creashaw Or, Parma Hts 44130  Owners Name(s): Inna and Pavlo Adamyuk  Date: 7/26/22			
	· · · · · · · · · · · · · · · · · · ·		
Owners Name(s Inna and Par	vlo Adamyuk		
Date: 7/26/22	, 20	22	•
Owner OF C	I is not occupying the property.	If owner is occupying the property	y, since what date:
	Ifor	wner is not occupying the property	y, since what date:
THE FO	OLLOWING STATEMENTS C	F THE OWNER ARE BASED	ON OWNER'S ACTUAL KNOWLEDGE
A) WATED S	IIPPLY: The source of water su	poly to the property is (check app	ropriate boxes):
A) WATERS			
			Other
			AND THE PROPERTY OF THE PROPER
If not a public	YSTEM: The nature of the sanit  Public Sewer  Leach Field  Unknown or private sewer, date of last insp of any previous or current leaks	Private Sewer  Aeration Tank  Other  ection:	Septic Tank  Filtration Bed  Inspected By:  ems with the sewer system servicing the property?
C) ROOF: If "Yes", please.  D) WATER defects to the	of health or the board of health or you know of any previous or use describe and indicate any repair in the interest of the property, including but not limite	current leaks or other material parts completed (but not longer than any previous or current water led to any area below grade, basem	roblems with the roof or rain gutters? Yes to Yes the past 5 years):
Owner's Initi Owner's Initi		(Page 2 of 5)	Purchaser's Initials Purchaser's Initials O7/29/22  O1/29/22  10:45 PM EDT dotloop verified

Property Address 6739 Crenshaw Dr			
Do you know of any water or moisture related decondensation; ice damming; sewer overflow/bac f "Yes", please describe and indicate any repair	kup; or leaking pipes, plumbing fixture	s, or appliances? 🖬 Yes	s 🖾 No
		☐ Yes ☐¥	1
lave you ever had the property inspected for me f"Yes", please describe and indicate whether y	old by a qualified inspector?  ou have an inspection report and any re		
Purchaser is advised that every home contain this issue, purchaser is encouraged to have a	mold inspection done by a quanticu	nspector.	
E) STRUCTURAL COMPONENTS (FOUNIESTERIOR WALLS): Do you know of any pathan visible minor cracks or blemishes) or other interior/exterior walls?  Yes No If "Yes", please describe and problem identified (but not longer than the past	material problems with the foundation	, basement/crawl space, diffications to control the	cause or effect of any
Do you know of any previous or current fire of it "Yes", please describe and indicate any repair	rs completed:		net reconstruction and a little to the phonon reconstruction of a to Application of the
If "Yes", please describe and indicate any inspections of the answer to any of the above questions is "Is a superior of the answer to any of the above questions is "Is a superior of the above questions".	ow of any previous or current problem thave the mechanical system, mark N/A  N/A  N/A  N/A  S) Water softener  a. Is water softener  N/A  N/A  9) Security System  N/A  10) Central vacuum  N/A  11) Built in appliances  N/A  12) Other mechanical security	ns or defects with the folk (Not Applicable).  YES ficurer leased?  YES system leased?  YES YES Systems	NO NO NA Yes No No Yes No
than the past 5 years):			and the second s
H) PRESENCE OF HAZARDOUS MATE identified hazardous materials on the property  1) Lead-Based Paint  2) Asbestos  3) Urea-Formaldehyde Foam Insulation  4) Radon Gas  a. If "Yes", indicate level of gas if known  5) Other toxic or hazardous substances  If the answer to any of the above questions is property:	?  Yes No Unknown Unknown Yes No Unknown Yes", please describe and indicate any	, repairs, remediation or	
Owner's Initial O7/26/22 Date Date Date Date	(Page 3 of 5)	Purchaser's Initials Purchaser's Initials	0//29/22

Property Address 6739 Crenshav	v Dr			, regardingstate accessors on the re-stray option production and described and re-strained
UNDERGROUND STORAGE natural gas wells (plugged or unplu (f "Yes", please describe:	gged), or abandoned w	ater wells on the property?	ound storage tanks (existing or Yes 2 No	removed), oil or
Do you know of any oil, gas, or oth	ner mineral right leases	on the property? 🗖 Yes 🔯	No	
Purchaser should exercise whate Information may be obtained fro	ver due diligence purc om records contained v	thaser deems necessary within the recorder's office	h respect to oil, gas, and othe in the county where the pro	er mineral rights. perty is located.
Is the property or any portion of th	nted flood plain?	Yes LENo LE Unknown  Lake Eric Coastal Erosion		
s the property located in a designated flood plain?				
building or housing codes, zoning	ordinances affecting th	e property or any nonconfor	ming uses of the property?	y violations of
district? (NOTE: such designation	n may limit changes or	improvements that may be r	nade to the property). 🗀 1 es	THE INC.
Do you know of any recent or pulf "Yes", please describe:		ees or abatements, which co		s 🖸 No
List any assessments paid in full (List any current assessments:	(date/amount)monthly :	feeLeng	th of payment (years	months)
Do you know of any recent or pro- including but not limited to a Cor If "Yes", please describe (amoun	pposed rules or regulation mmunity Association, S	ons of, or the payment of an ID, CID, LID, etc. Yes	y fees or charges associated wi	th this property.
M) BOUNDARY LINES/ENC following conditions affecting th		ARED DRIVEWAY/PART	Y WALLS: Do you know of	any of the
1) Boundary Agreement	Yes Xo	4) Shared Driveway		Yes 🖾 No
2) Boundary Dispute	Yes A No	5) Party Walls		Yes No
3) Recem Boundary Change If the answer to any of the above	Yes No questions is "Yes", ple		rom or on Adjacent Property	Yes No
N) OTHER KNOWN MATER	RIAL DEFECTS: The	following are other known	material defects in or on the pr	operty:
For purposes of this section, mat be dangerous to anyone occupyi property.	terial defects would incl ng the property or any r	lude any non-observable phy non-observable physical con	rsical condition existing on the dition that could inhibit a personal could be a personal c	property that could on's use of the
Owner's Initia 07/28/72 Date Owner's Initia 07/28/72 Date 503 PMEDT Solloop verified		(Page 4 of 5)	Purchaser's Initials Purchaser's Initials  0777 10:451 dottoop	Date Date MEDIT verified

PURCHASER:

		6739 Crenshaw Dr
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

Inna Adamyuk	dotloop verified 07/26/22 5:04 PM EDT B19:1-RMP7-JCSA-9OFP	DATE:
:: Inna Adamyuk	datioop verified 07/26/22 5:04 PM EDT YASU-RU3M-YS2Y-ODOF	DATE:
	KNOWLEDGEME	ENT OF POTENTIAL PURCHASERS
contract for the property, you r Owner's agent, provided the dys after the Owner accepted you endment of this form.	may rescind the purchase of locument of rescission is deliur offer; and 3) within 3 hush	of this form is not provided to you prior to the time you enter into a contract by delivering a signed and dated document of rescission to wered prior to all three of the following dates: 1) the date of closing; ness days following your receipt or your agent's receipt of this form conditions. Purchaser should exercise whatever due diligence
er should exercise whatever of the state of	due diligence purchaser de ferred to as "Megan's Law or intends to reside in the ablic Records Law. If conce	ems necessary with respect to Ohio's Sex Offender Registration "). This law requires the local Sheriff to provide written notice area. The notice provided by the Sheriff is a public record and erned about this issue, purchaser assumes responsibility to obtain have provided pursuant to Megan's Law.
ser should exercise whatever	due diligence purchaser d	eems necessary with respect to abandoned underground mines, ty to obtain information from the Ohio Department of Natural known abandoned underground mines on their website at
ser should exercise whatever ils (Radon Gas, lead pipes, i ilx A for a list of resources.	due diligence purchaser de toxic mold, etc.) that may	ems necessary with respect to the potential presence of hazardous affect the purchaser's decision to purchase the property. See
	T OF A COPY OF THE	S DISCLOSURE FORM AND UNDERSTAND THAT THE ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY
CKNOWLEDGE RECEIP MENTS ARE MADE BAS WNER.	SED ON THE OWNERS	ACTUAL KNOWLEDGE AS OF THE BATTE GROWING BY

DATE:

dotloop verified 07/29/22 10:45 PM EDT YKFG-VLLA-QDXQ-3VAU

BUYER

AGENT

Tanya Kachmar

### Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards 6739 Crenshaw Dr Property Address: **Lead Warning Statement** Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure of lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead polaoning also poses a particular risk to pragnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based point hazerds from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase, Seller's Disclosure (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below): Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. RA -07/26/4IS Records and reports available to the seller (check (I) or (ii) below): 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). Seller has no reports or records pertaining to lead-based paint and/or lead-based paint \* hazards in the housing. 07/26/22 :04 PM EDT Buyer's Acknowledgment (initial) Buyer has received copies of all information listed above. Buyer has received the pamphlet Protect Your Family from Lead in Your Home. (e) Buyer has (check (i) or (ii) below): 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 waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. Agent's Acknowledgment (initial) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware TK 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. dotloop verified 07/26/23 5:04 PM EDT PX6K-JXUM-QNRY-NY88 DATE DATE BUYER

DATE

7/26/22

Date

Date

### AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

(In Compliance with Federal Law)

	illi Nepal and Deo epal				
	uyer, Seller or Borrower)				
PROPERT	6739 ( Y ADDRESS:	Crenshaw Dr, Parma Hts,	OH. 44130	· -	
FROM: _	Rakesh	Baniya	DATE:	08/30/2022	
(P	arty making referral)				
Chicago Tir and contra a business LLC has a 4 Chicago Ti provide	tle Company LLC. ACT T acts with Chicago Title C relationship with ACT T 49% direct ownership in tle has a 51% direct of Baniya Homes, LLC	Title Agency, LLC is a title is ompany LLC for certain ser itle Agency, LLC and has a neerest in ACT Title Agency wnership interest in ACT a financial or other bear and the financial or other be	nsurance ttlement n ownersl y, LLC. Ex Title Age nefit.	policy issuing agent of Chi services. PLEASE NOTE tha hip of <u>35</u> interests in AC ecutive Title Agency Corp.	gh ACT Title Agency, LLC and icago Title Insurance Company t Baniya Homes, LLC has Investors, LLC. ACT Investors, a wholly owned subsidiary of relationship, this referral may
Below are	the estimated range of	charges for settlement ser	rvices:		
Coverage for Up to \$150, Over \$150, Over \$250, Over	000 up to \$250,000 000 up to \$500,000 000 up to \$10,000,000 00,000	Premium per \$1,000 of Contract Sales Price \$5.75 / \$1,000 Flat fee of \$187.50 + \$4.50, Flat fee of \$437.50 + \$3.50, Flat fee of \$812.50 + \$2.75, Flat fee of \$812.50 + \$2.25, \$175	/\$1,000 /\$1,000	Escrow / Service Fee \$640 - \$880 each to Purchaser and Seller depending on purchase price & county location of property	Conveyance Fee (Transfer Tax) \$3.00 - \$4.00 per \$1,000 Per Contract Sales Price (Rounded to the nearest \$100) Depending on county location of property
Charges to				to Seller	
½ of Owner Escrow / Se	's Title Insurance	per schedule above per schedule above		ner's Title Insurance / Service Fee	per schedule above per schedule above
Title Insurar		\$37.50		urance Binder	\$37.50
Lender's Co	verage (simultaneous issu	e) \$100	Conveya	nce Fee (Transfer Tax)	per schedule above
Please Not	e: There may be addition	onal charges depending or	n the part	icular needs of your transa	ction.
purchase, : AVAILABLE	sale, or refinance of the	subject property. THERE A	ARE FREQ	ed to use the listed provide UENTLY OTHER SETTLEMEI D TO DETERMINE THAT YO	
	read this disclosure for			Homes, LLC is /are re other benefit as a result of	ferring me/us to purchase the f this referral.
Signature	Deo Nepal	dotloop verified 08/30/22 3:12 PM EDT DPSP-ZUMO-S6DO-410		ture:	Date:
Signature	Dilli Ram Nepu	dotloop verified 08/30/22 3:11 PM E ZMC0-OXU7-KORP-J	11.00	ture:	Date:

ACT REVISION: 202204



## 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.)

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Buy	er(s): Dilli Ram Nepal and Deo Nepal	
Selle	er(s):	
	I. TRANSACTION INVOLVING TWO AGENTS IN T	WO DIFFERENT BROKERAGES
The	buyer will be represented by Rakesh Baniya  AGENT(S)	and Realty Trust Services, LLC
The	• • • • • • • • • • • • • • • • • • • •	, and Century 21 Homestar
If tw	II. TRANSACTION INVOLVING TWO AGENTS to agents in the real estate brokerage esent both the buyer and the seller, check the following relationship that we have the seller of the seller of the seller.	IN THE SAME BROKERAGE
	Agent(s)  Agent(s)  involved in the transaction, the principal broker and managers will be "do form. As dual agents they will maintain a neutral position in the transact information.	work(s) for the buyer and work(s) for the seller. Unless personally al agents," which is further explained on the back of this
	Every agent in the brokerage represents every "client" of the brokerage.  and will be working for both the buy on the back of this form. As dual agents they will maintain a neutral posi confidential information. Unless indicated below, neither the agent(s) no has a personal, family or business relationship with either the buyer or se	er and seller as "dual agents." Dual agency is explained tion in the transaction and they will protect all parties' r the brokerage acting as a dual agent in this transaction
Age	III. TRANSACTION INVOLVING ONLY ON and real estate brok	E REAL ESTATE AGENT erage will
	be "dual agents" representing both parties in this transaction in a neutral of this form. As dual agents they will maintain a neutral position in the transinformation. Unless indicated below, neither the agent(s) nor the brokera personal, family or business relationship with either the buyer or seller.	capacity. Dual agency is further explained on the back of saction and they will protect all parties' confidential ge acting as a dual agent in this transaction has a
	represent only the ( <i>check one</i> ) $\square$ <b>seller</b> or $\square$ <b>buyer</b> in this transaction as represent his/her own best interest. Any information provided the agent in	
	CONSENT	
	I (we) consent to the above relationships as we enter into this real estate t (we) acknowledge reading the information regarding dual agency explain	
Ī	Dilli Ram Nepal ddisop verified 07/29/22 1045 PM EDT GHTY-KNPY-ZTNV-IKGV	
Ī	Des Nepal dottop verified 80 4021 12:28 PM EDT WYST-VELE-DUCH-WWR WYST-VELE-DUCH-WWR	ZEANDLORD DATE
	BUYER/TENANT DATE SELLER	/LANDLORD DATE

### **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;
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- 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 principal 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 principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal 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:



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



Page 2 of 2 Effective 02/10/19



# Realty Trust CONSUMER GUIDE TO Services 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, 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.

Deo Nepal		Dilli R Nepal	
Name	(Please Print)	Name	(Please Print)
Deo Nepal	dotloop verified 08/14/22 12:28 PM EDT 1FXJ-WDKM-OJ2I-5PAW	Dilli Ram Nepal	dotloop verified 07/29/22 10:45 PM EDT J15K-MN56-XYI3-PNU7
Signature	Date	Signature	Date

# Yes MLS / RESIDENTIAL PURCHASE AGREEMENT OFFER, RECEIPT AND ACCEPTANCE

City Parma Heights	, Ohio, Zip Code <u>44130</u>
Permanent Parcel No.472-34-068	, and further described as being:
appurtenant rights, privileges and easement now on the property: all electrical, heating awnings, screens, storm windows, curtain control unit, smoke detectors, garage doc following selected items shall also remain refrigerator;  ☑ dishwasher; ☐ washer; ☐ dryer; ☐ gas grill; ☐ fireplace tools; ☐ screen	"AS IS" PRESENT PHYSICAL CONDITION, shall include the land, a ents, and all buildings and fixtures, including such of the following as g, plumbing and bathroom fixtures; all window and door shades, blind and drapery fixtures; all landscaping, disposal, TV antenna, rotor at coropener(s) and controls; all permanently attached carpeting. It is attached carpeting. The range and oven; is microwave; is kitchen all radiator covers; is window air conditioner; is central air conditioner, is glass doors and is grate; is all existing window treatments inserts; is gas logs; and is water softener.
Also included:	
	ase of the primary contract by delivering written notice to the SELLEF
the SELLER'S agent. Upon receipt of the within four (4) days and BUYER and SEL approval, deposit of funds and document	ase of the primary contract by delivering written notice to the SELLEI e release of the primary contract, BUYER shall deposit earnest mone. LER agree to sign an addendum, listing the date for loan application s, title transfer and possession.
the SELLER'S agent. Upon receipt of the within four (4) days and BUYER and SEL approval, deposit of funds and document.  PRICE: Buyer shall pay the sum of	ase of the primary contract by delivering written notice to the SELLER e release of the primary contract, BUYER shall deposit earnest mone. LER agree to sign an addendum, listing the date for loan application s, title transfer and possession.  \$285,000
the SELLER'S agent. Upon receipt of the within four (4) days and BUYER and SEL approval, deposit of funds and document.  PRICE: Buyer shall pay the sum of  Earnest money payable to Act / Chicago Ti	ase of the primary contract by delivering written notice to the SELLER e release of the primary contract, BUYER shall deposit earnest mone LER agree to sign an addendum, listing the date for loan application s, title transfer and possession.  \$\frac{285,000}{itle}\$ in the amount of \$\frac{1}{2,000}\$
the SELLER'S agent. Upon receipt of the within four (4) days and BUYER and SEL approval, deposit of funds and document	itle in the amount of \$ 1,000
the SELLER'S agent. Upon receipt of the within four (4) days and BUYER and SEL approval, deposit of funds and document.  PRICE: Buyer shall pay the sum of  Earnest money payable to Act / Chicago Ti In the form of a ☐ check ☑ other: Act / Chicago Ti redeemed immediately upon receipt of a	ase of the primary contract by delivering written notice to the SELLER e release of the primary contract, BUYER shall deposit earnest mone LER agree to sign an addendum, listing the date for loan application s, title transfer and possession.  \$\frac{285,000}{\text{itle}}\$ in the amount of \$\frac{1,000}{\text{hicago Title}}\$ which shall be a binding agreement (as defined
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Property Address:  $\underline{6739}$  Crenshaw Dr, Parma Heights, OH 44130

43 44	money deposit shall be returned to the Buyer without any further liability of either party to the other or to the Brokers and their agents. (see line 205)
45 46 47 48 49	<b>CLOSING:</b> All funds and documents necessary for the completion of this transaction shall be placed in escrow with the lending institution or escrow company on or before $08/30/2022$ , and title shall be recorded on or about $08/30/2022$ . Ohio law requires that closing funds over the amount of \$10,000.00 be electronically transferred to the closing/escrow agent. Buyers are advised to consult their lender and closing/escrow agent for wiring requirements to assure that funds are received in a timely manner.
50 51 52 53 54	POSSESSION: Seller shall deliver possession to Buyer of the property within TOT days by 5 (time), □□ AM ☑ PM after the title has been recorded. Subject to Buyer's rights, if any, the premises may be occupied by the Seller free for 0 days. Additional 0 days at a rate of \$0 per day. Insurance coverage and payment and collection of fees for use and occupancy after recording of title are the sole responsibility of Seller and Buyer.
55 56 57 58 59 60 61 62 63 64 65 66 67 68 69	TITLE: For each parcel of real estate, Seller shall convey a marketable title to Buyer by general warranty deed and/or fiduciary deed, if required, with dower rights released, free and clear of all liens and encumbrances whatsoever, except a) any mortgage assumed by Buyer, b) such restrictions, conditions, easements (however created) and encroachments as do not materially adversely affect the use or value of the property, c) zoning ordinances, if any, and d) taxes and assessments, both general and special, not yet due and payable. Seller shall furnish an Owner's Fee Policy of Title Insurance in the amount of the purchase price, if title to all or part of the parcels to be conveyed is found defective, Seller shall have thirty (30) days after notice to remove title defects. If unable to do so, Buyer may either a) accept Title subject to each defect without any reduction in the purchase price or b) terminate this agreement, in which case neither Buyer, Seller nor any broker shall have any further liability to each other, and both Buyer and Seller agree to sign a <i>mutual release</i> , releasing earnest money to Buyer. For the subsurface estate underlying each parcel of real estate, if all or part of the subsurface mineral, oil or gas rights to the underlying parcels already has been transferred by the Seller, then Buyer can either purchase the property "as is" or declare the contract null and void, in which event the earnest money shall be returned to the Buyer. Unless expressly reserved by the Seller, all payments for any mineral, oil or gas rights shall belong to the Buyer effective upon closing. (see line 205)
70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89	PRORATIONS: General taxes, annual maintenance fees, subdivision charges, rentals, interest on any mortgage assumed by buyer, condominium, HOA or other association periodic charges or assessments and transferable policies if Buyer so elects. special assessments, city and county charges and tenant's rents, collected or uncollected, shall be prorated as of the date the title has been recorded. Taxes and assessments shall be prorated based upon the latest available tax duplicate. However, if the tax duplicate is not yet available or the improved land is currently valued as land only, taxes and assessments shall be prorated based upon 35% of the selling price times the millage rate. The escrow agent is instructed to contact the local governmental taxing authority, verify the correct tax value of the property as of the date the title has been recorded and pay the current taxes due to the date the title has been recorded. If the property being transferred is new construction and recently completed or in the process of completion at the time the agreement was signed by the parties, the escrow agent is instructed to make a good faith estimate of the taxes to be owed on the value of the improved property to the date the title has been recorded and reserve sufficient funds in escrow from Seller's net proceeds to pay those taxes when they become due and payable after the title has been recorded. The escrow agent is instructed to release the balance of the funds on reserve to Seller once they receive notice from the local county auditor that the taxes on the land and improvements have been paid in full to the date the title has been recorded. Buyer acknowledges that the latest available tax duplicate may not reflect the accurate amount of taxes and assessments that will be owed. Seller agrees to reimburse Buyer directly outside of escrow for any increase in valuation and the cost of all passed or levied, but not yet certified, taxes and assessments, public or private, except the following:
91	In the event the property shall be deemed subject to any agricultural tax recoupment (C.A.U.V.),
92 93 94	☐ Buyer ☑ Seller agrees to pay the amount of such recoupment.  CHARGES/ESCROW INSTRUCTIONS: This agreement shall be used as escrow instructions subject to the Escrow Agent's usual conditions of acceptance.

	Pr	operty A	Address:					
95 96 97 98 99 00 01	Seller shall pay the following costs through escrow: a) deed preparation b) real estate transfer tax, c) any amount required to discharge any mortgage, lien or encumbrance not assumed by Buyer, d) title exam and one half the cost of insuring premium for Owners Fee Policy of Title Insurance, e) pro-rations due Buyer, f) Broker's commissions, g) one-half of the escrow fee (unless VA/FHA regulations prohibit payment of escrow fees by Buyer in which case Seller shall pay the entire escrow fee), and h) 0  Tenant security deposits, if any, shall be credited in escrow to the Buyer. The escrow agent shall withhold \$200 from the proceeds due Seller for payment of Seller's final water and sewer bills. Seller shall pay all utility charges to date of recording of title or date of possession whichever is later.							
03 04 05 06 07 08 09 10	Buyer shall pay the following through escrow (unless prohibited by VA/FHA regulations): a) one-half of the escrow fee b) one half the cost of insuring premiums for Owners Fee Policy of Title Insurance; c) all recording fees for the deed and any mortgage, d) <a href="Act/Chicago Title">Act/Chicago Title</a> If the closing date cannot occur by the date of closing due to any government regulation or lender requirement, the date of closing shall be extended for the period necessary to satisfy these requirements, not to exceed fourteen (14) business days. The Selling and Listing Brokers request and the Seller(s) and Buyer(s) hereby authorize and instruct the escrow agent to send a copy of their fully signed, Buyers and Sellers, Closing Disclosures and/or Settlement Statements, if applicable, to their respective Broker(s) listed on this Agreement promptly after closing, which Brokers may disburse to other parties to the transaction.							
112 113 114 115 116	such p covera Limite	oolicies h age. Bro d Home	ave deductibles, may <u>not</u>	ges that Limited Home Warranty Insurar cover pre-existing defects in the proper m the home warranty provider. Buyer Cgh escrow.	ty, and have items ex	cluded from		
17 18 19 20 21 22 23 24 25 26	Buyer sole re Broke inspec under appar agent that it	i's choice esponsible of any a ctions, Bu stands the ent and v (s) do no is Buyer'	within the specified numility to select and retain a and all liability regarding tayer acknowledges that B at all real property and in which may affect a propert guarantee and in no war	e subject to the following inspection(s) by ber of days from acceptance of binding a qualified inspector for each requested in he selection or retention of the inspector suyer is acting against the advice of Buyen provements may contain defects and contry's use or value. Buyer and Seller agree y assume responsibility for the property's assonable care to inspect and make diliguists	agreement. Buyer as aspection and release (s). If Buyer does not er's agent and Broker onditions that are not e that the Broker(s) are condition. Buyer ac	sumes s elect . Buyer readily nd their knowledges		
27 28			equired by any state, co	unty, local government or FHA/VA do	not necessarily elir	ninate the		
29 30 31		Any failt	re by Buyer to perform a	lects to waive each professional inspection in inspection indicated "yes" herein is a lice of the property by Buyer in its "as is"	waiver of such inspe			
32	Choic	_	<u>Ins</u>	<u>pections</u>	Expense			
33	Yes <b>☑</b>	No	GENERAL HOME 7	days from acceptance of Agreemer	BUYER nt ☑	SELLER		
35		$\square$	SEPTIC SYSTEM	days from acceptance of Agreemer	nt 🗆			
36 37			WELL WATER (□flow, □potability)	days from acceptance of Agreemen	nt 🗆			
38			RADON	days from acceptance of Agreemen	nt 🗆			
39		$\square$	MOLD	days from acceptance of Agreemen	t 🗖			
40			PEST/ WOOD DESTROYING	days from acceptance of Agreemer	nt 🗆			
42				days from acceptance of Agreemer	nt 🗆			
	Page 3 o	of 6 BU	YER STAND DATE	RESIDENTIAL PURCHASE AGREEMENT	SELLER'S INITIALS A	ND DATE		

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### Property Address: 6739 Crenshaw Dr, Parma Heights, OH 44130

143 (list other inspections)

Within three (3) days after completion of the last inspection. Buyer shall elect one of the following:

- a. Remove the inspection contingency and accept the property in its "as is" present physical condition. If the property is accepted in its "as is" present physical condition, Buyer agrees to sign an *Amendment to the Residential Purchase Agreement* removing the inspection contingency and this agreement will proceed in full force and effect; **OR**
- b. Accept the property subject to Seller agreeing to have specific items that were identified in a written inspection report, if requested, repaired by a qualified contractor in a professional manner at Seller's expense. If the property is accepted subject to the Seller repairing specific defects, Buyer agrees to provide Seller with a copy of all inspection reports, if requested, and sign an Amendment to the Residential Purchase Agreement removing the inspection contingency and identifying the defects which are to be repaired. Seller and Buyer have five (5) days from Seller's receipt of the written list of defects and the inspection report(s), if requested, to agree in writing which defects, if any, will be corrected at Seller's expense. If a written agreement is not signed by Seller and Buyer within those five (5) days, this agreement is null and void and Seller and Buyer agree to sign a mutual release, with the earnest money being returned to the Buyer. (see line 227) The Buyer and Seller can mutually agree in writing to extend the dates for inspections, repairs, or to exercise their right to terminate the Agreement. Seller agrees to provide reasonable access to the property for Buyer to review and approve any conditions corrected by Seller, OR Terminate this agreement if written inspection report(s) identify material latent defects not previously disclosed in writing by the Seller and/or any cooperating real estate broker. If Buyer elects to terminate this agreement based upon newly discovered material latent defects in the property, Buyer agrees to provide a copy of the written inspection report(s), if requested, to the Seller, and both parties agree to sign a mutual release. The earnest money will be returned to the Buyer without any further liability of either party to the other or to the broker(s) (see line 227).
- **MEGAN'S LAW** Seller warrants that Seller has disclosed to Buyer all notices received pursuant to Ohio's sex offender law. The Buyer acknowledges that the information disclosed may no longer be accurate and agrees to inquire with the local sheriff's office. Buyer agrees to assume the responsibility to check with the local sheriff's office for additional information. Buyer will rely on Buyer's own inquiry with the local sheriff's office as to registered sex offenders in the area and will not rely on Seller or any real estate agent involved in the transaction to determine if a sex offender resides in the area of any property Buyer may purchase.
- **CONDITION OF PROPERTY:** Buyer has examined the property and agrees that the property is being purchased in its "As Is" Present Physical Condition including any defects disclosed by the Seller on the Ohio *Residential Property Disclosure Form* or identified by any inspections requested by either party or any other forms or addenda made a part of this agreement. Seller agrees to notify Buyer in writing of any additional disclosure items that arise between the date of acceptance and the date of recording of the deed. Buyer has not relied upon any representations, warranties, or statements about the property (including but not limited to its condition or use) unless otherwise disclosed on this agreement or on the *Residential Property Disclosure Form*.
- ☑ 1. Buyer acknowledges receipt of completed Residential Property Disclosure Form from Seller
- ☐ 2. Buyer has not received Residential Property Disclosure Form and Seller agrees to deliver to Buyer a copy of the completed Residential Property Disclosure Form within three (3) days after acceptance unless the sale of the property is exempt by Ohio Revised Code 5302.30 from the use of the form.
- Seller shall pay all costs for the repair of any gas line leak found between the street and foundation at the time of recording of title, or restoration of utilities, whichever is sooner. Seller agrees to comply with any and all local governmental point of sale laws and/or ordinances. Seller will promptly provide Buyer with copies of any notices received from governmental agencies to inspect or correct any current building code or health violations. If applicable, Buyer and Seller have five (5) days after receipt by Buyer of all notices to agree in writing which party will be responsible for the correction of any building code or health violation(s). If Buyer and Seller cannot agree in writing, this Agreement can be declared null and void by either party. In that event Seller and Buyer agree to sign a mutual release with instruction to the Broker on disbursement of the earnest money. (see line 227)
- **REPRESENTATIONS AND DISCLAIMERS:** Buyer acknowledges that the Seller completed the Residential Property Disclosure Form unless otherwise stated above and Seller has not made any representations or warranties, either expressed or implied, regarding the property, (except for the Ohio Residential Property

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### Property Address: 6739 Crenshaw Dr, Parma Heights, OH 44130

Disclosure Form, if applicable), and agrees to hold the Brokers and their agents harmless from any mis-statements or errors made by the Seller on the form. Buyer also acknowledges and agrees that the Brokers and their agents have no obligation to verify or investigate the information provided by the Seller on that form. Buyer acknowledges that Brokers and their agents have not made any representations, warranties, or agreements, express or implied regarding the condition or use of the property, including but not limited to any representation that: (a) the basement. crawl space or slab area do not incur seepage, leakage, dampness, or standing water; (b) the heating, cooling, plumbing, or electrical system(s) or any built-in appliance is in good working condition or is completely functional; (c) the roof is weather tight and/or structurally sound; (d) the structure is free from insect infestation, lead paint, or lead paint hazards; (e) the water supply or septic system, if any, are not deficient in any respect; or (f) radon gas, urea-formaldehyde foam or asbestos insulation, or any other toxic substance including any toxic form of mold, is not present on the property. Buyer hereby acknowledges that any representation by Seller or the real estate agent(s) regarding the square footage of the rooms, structures or lot dimensions, homeowner's fees, public and private assessments, utility bills, taxes and special assessments are approximate and not guaranteed. Please list any and all verbal representations made by Brokers or their agents that you relied upon when purchasing this property (if none, write "none") none

DAMAGE: If any building or other improvements are destroyed or damaged in excess of ten percent of the purchase price prior to title transfer, Buyer may either a) accept the insurance proceeds for said damage and complete this transaction or b) terminate this agreement and receive the return of all deposits made. In that event, Seller and Buyer agree to sign a *mutual release*, with instruction to the Broker on disbursement of the earnest money on deposit (see line 227). If such damage is less than ten percent of the purchase price, Seller shall restore the property to its prior condition and Buyer agrees to complete the purchase of the Property.

ADDENDA: The additional terms and conditions in the attached addenda ☑ Agency Disclosure Form

☐ Residential Property Disclosure ☐ VA ☐ FHA ☐ FHA Home Inspection Notice ☐ Secondary Offer ☐ Condominium
☐ Short Sale ☐ House Sale Contingency ☐ House Sale Concurrency ☑ Lead Based Paint (required if built before 1978)
☐ Homeowner's Association ☐ Affiliated Business Arrangement Disclosure Statement ☐ Walk-Through Addendum
☐ Other
☐ are made part of this Agreement. The terms and conditions of any addenda will supersede any conflicting

are made part of this Agreement. The terms and conditions of any addenda will supersede any conflicting
 terms in the Purchase Agreement.

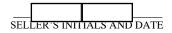
ADDITIONAL TERMS:		

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

**BINDING AGREEMENT:** Upon written acceptance, then either written or verbal notice of such acceptance to the last-offering party, this offer and any addenda listed above shall become a legally binding agreement upon Buyer and Seller and their heirs, executors, administrators and assigns and shall represent the entire understanding of the parties regarding this transaction. All counter-offers, amendments, changes or deletions to this Agreement shall be in writing and be signed/initialed by both Buyer and Seller. Facsimile and/or scan and e-mail signatures shall be deemed binding and valid. This Agreement shall be used as escrow instructions subject to the Escrow Agent's

### Property Address: 6739 Crenshaw Dr, Parma Heights, OH 44130

244 245 246	usual conditions of acceptance. If there is any confl Agreement, the terms of this Agreement shall preva calendar days.				
247	This Agreement is a legally binding contract. If y	you have ar	ny questions of law, consul	t your attorney.	
248	BUYER Dilli Ram Nepal dottoop verified 07/29/22 10/45 PM EDI C4EQ-INDD-TTXJ-SKOT	Address			
249	Print Name Dilli Ram Nepal				
250	BUYER Deo Nepal deform verified op 1.022 1228 PM EUT 1.028 PM EUT 1.02	Date	Phone		
251	Print Name Deo Nepal	Email Dr	Email Dmnepal94@gmail.com, deo.nepal@gmail.com		
252 253	ACCEPTANCE: Seller accepts the above offer and funds a commission of \$ or				
254	purchase price to Andrew W Morris				
255	and \$plus _				
256	purchase price to Century 21 HomeStar	(Listing	Broker) <u>Century 21 HomeStar</u>	(Office)	
257	SELLER	Address			
258	Print Name			ZIP	
259	SELLER.		Phone _		
260	Print Name	Email _			
261	Selling Agent Name, RE License Number, Team		Listing Agent Name, RE Lie	cense Number, Team	
262	Leader Name (if applicable), Telephone, Email:		Leader Name (if applicable	), Telephone, Email:	
263	Rakesh Baniya		Tanya Kachmar		
264	2019007609		2003002611		
265					
266	2162187976		(440) 212-2390		
267	rakesh@rtserve.com		ustrk55@gmail.com		
268	Selling Brokers Name, BR License Number,		Listing Brokers Name, BR	License Number	
269	Telephone and Email:		Telephone and Email:		
270	Realty Trust Services, LLC		Century 21 HomeStar		
271	9165		9752		
272	2163246637		(440) 449-9100		
273	iandymorris@gmail.com		c21homestar@gmail.com		









# Protect Your Family From Lead in Your Home



United States Environmental Protection Agency



United States Consumer Product Safety Commission



United States
Department of Housing
and Urban Development

# Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

### Read this entire brochure to learn:

- How lead gets into the body
- About health effects of lead
- · What you can do to protect your family
- Where to go for more information

# Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or leadbased paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

# If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

 Read EPA's pamphlet, The Lead-Safe Certified Guide to Renovate Right, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



# Simple Steps to Protect Your Family from Lead Hazards

### If you think your home has lead-based paint:

- · Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or stateapproved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium.
- Remove shoes or wipe soil off shoes before entering your house.

### **Lead Gets into the Body in Many Ways**

### Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

### Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



# Women of childbearing age should know that lead is dangerous to a developing fetus.

• Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

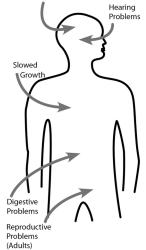
### **Health Effects of Lead**

**Lead affects the body in many ways.** It is important to know that even exposure to low levels of lead can severely harm children.

### In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage

While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.



Brain Nerve Damage

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

### In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- · Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

### **Check Your Family for Lead**

# Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

### Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.<sup>1</sup>

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.<sup>2</sup>

Learn how to determine if paint is lead-based paint on page 7.

### Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

<sup>&</sup>lt;sup>1</sup> "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm), or more than 0.5% by weight.

<sup>&</sup>lt;sup>2</sup> "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

# Identifying Lead-Based Paint and Lead-Based Paint Hazards

**Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint)** is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- · On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

**Lead-based paint is usually not a hazard if it is in good condition** and if it is not on an impact or friction surface like a window.

**Lead dust** can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 40 micrograms per square foot (µg/ft²) and higher for floors, including carpeted floors
- 250  $\mu g/ft^2$  and higher for interior window sills

**Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

### **Checking Your Home for Lead**

You can get your home tested for lead in several different ways:

- A lead-based paint inspection tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples
- A risk assessment tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

### **Checking Your Home for Lead, continued**

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD** (5323) for a list of contacts in your area.<sup>3</sup>

8

<sup>&</sup>lt;sup>3</sup> Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8399.

### **What You Can Do Now to Protect Your Family**

# If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium. Children with good diets absorb less lead.

### **Reducing Lead Hazards**

# Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

 In addition to day-to-day cleaning and good nutrition, you can temporarily reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover leadcontaminated soil. These actions are not permanent solutions and will need ongoing attention.



- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or statecertified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

# Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

### Reducing Lead Hazards, continued

**If your home has had lead abatement work done** or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 40 micrograms per square foot (µg/ft²) for floors, including carpeted floors
- 250 µg/ft<sup>2</sup> for interior windows sills
- 400 μg/ft<sup>2</sup> for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

# Renovating, Remodeling, or Repairing (RRP) a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, The Lead-Safe Certified Guide to Renovate Right



# RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- Avoid renovation methods that generate large amounts of lead-contaminated dust. Some methods generate so much leadcontaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment and
  - Using a heat gun at temperatures greater than 1100°F
- Clean up thoroughly. The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

### Other Sources of Lead

# While paint, dust, and soil are the most common sources of lead, other lead sources also exist:

- **Drinking water.** Your home might have plumbing with lead or lead solder. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might contain lead:
  - · Use only cold water for drinking and cooking.
  - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

Call your local health department or water supplier to find out about testing your water, or visit epa.gov/lead for EPA's lead in drinking water information.

- Lead smelters or other industries that release lead into the air.
- Your job. If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- Hobbies that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old toys and furniture may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.<sup>4</sup>
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "greta" and "azarcon," used to treat an upset stomach.

13

<sup>&</sup>lt;sup>4</sup> In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint (16 CFR 1303). In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products (76 FR 44463).

### For More Information

### **The National Lead Information Center**

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD** (5323).

### **EPA's Safe Drinking Water Hotline**

For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/lead for information about lead in drinking water.

### **Consumer Product Safety Commission (CPSC) Hotline**

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

### **State and Local Health and Environmental Agencies**

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

### U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

**Region 1** (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact U.S. EPA Region 1 5 Post Office Square, Suite 100, OES 05-4 Boston, MA 02109-3912 (888) 372-7341

**Region 2** (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact U.S. EPA Region 2 2890 Woodbridge Avenue Building 205, Mail Stop 225 Edison, NJ 08837-3679 (732) 321-6671

**Region 3** (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact U.S. EPA Region 3 1650 Arch Street Philadelphia, PA 19103 (215) 814-2088

**Region 4** (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact U.S. EPA Region 4 AFC Tower, 12th Floor, Air, Pesticides & Toxics 61 Forsyth Street, SW Atlanta, GA 30303 (404) 562-8998

**Region 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact U.S. EPA Region 5 (DT-8J) 77 West Jackson Boulevard Chicago, IL 60604-3666 (312) 886-7836 **Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact U.S. EPA Region 6 1445 Ross Avenue, 12th Floor Dallas, TX 75202-2733 (214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact U.S. EPA Region 7 11201 Renner Blvd. WWPD/TOPE Lenexa, KS 66219 (800) 223-0425

**Region 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact U.S. EPA Region 8 1595 Wynkoop St. Denver, CO 80202 (303) 312-6966

**Region 9** (Arizona, California, Hawaii, Nevada)

Regional Lead Contact U.S. EPA Region 9 (CMD-4-2) 75 Hawthorne Street San Francisco, CA 94105 (415) 947-4280

**Region 10** (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact U.S. EPA Region 10 Solid Waste & Toxics Unit (WCM-128) 1200 Sixth Avenue, Suite 900 Seattle, WA 98101 (206) 553-1200

### **Consumer Product Safety Commission (CPSC)**

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

### **CPSC**

4330 East West Highway Bethesda, MD 20814-4421 1-800-638-2772 cpsc.gov or saferproducts.gov

# U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

### HUD

451 Seventh Street, SW, Room 8236 Washington, DC 20410-3000 (202) 402-7698 hud.gov/offices/lead/

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### **IMPORTANT!**

# Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards.
   Generally, lead-based paint that is in good condition is not a hazard (see page 10).