

### ADDENDUM: Closing Date Update



This is an Addendum to the Purchase Agreement dated 10/10/2022  
 for the purchase and sale of the Property known as:  
 (Street Address) 800 East 256th St  
 (City) Euclid, Ohio (Zip Code) 44132  
 between RH Real Estate, LLC (Buyer) and  
MDL Ohio Holdings, LLC (Seller).

The following is hereby mutually agreed upon by said Buyer(s) and Seller(s):

Closing is updated to be on or about 11/30/22. Details in past Addendum regarding Closing change also remain in effect.

*Ariad Rave*  
 BUYER DATE

dotloop verified  
 11/23/22 6:17 AM IST  
 8GEA-N3LP-IWMS-JDBD

*Man Dung Lau*  
 SELLER DATE

dotloop verified  
 11/24/22 6:15 AM  
 AEDT  
 KLFH-411F-VDXH-Y5KP

*Lat Harel*  
 BUYER DATE

dotloop verified  
 11/23/22 4:55 PM IST  
 OJJD-PANP-ZZF8-7EAM

SELLER DATE

**ADDENDUM:** Closing Change



This is an Addendum to the Purchase Agreement dated 10/10/2022  
for the purchase and sale of the Property known as:  
(Street Address) 800 East 256th St,  
(City) Euclid, Ohio (Zip Code) 44132  
between RH Real Estate, LLC (Buyer) and  
MDL Ohio Holdings, LLC (Seller).

The following is hereby mutually agreed upon by said Buyer(s) and Seller(s):

The buyer has updated payer type to personal lending and the closing date will be updated to on or about 11/18/2022. Buyer will submit a \$2,000. Earnest money deposit to Title Professionals. This \$2,000. EM will be non refundable if the buyer is unable to close this transaction and paid to the seller if closing does not occur.  
Additionally the buyer is willing to pay a cash appraisal gap if this home does not appraise at the agreed upon sale price.

*Aviad Rave*  
BUYER DATE  
dotloop verified  
11/04/22 8:17 PM IST  
ET69-1SE9-ZFZA-TWDA

*Man Dung Lau*  
SELLER DATE  
dotloop verified  
11/05/22 11:18 AM  
PDT  
JYBM-0XBO-MKXI-H3LL

*Leat Harel*  
BUYER DATE  
dotloop verified  
11/04/22 8:18 PM IST  
EEVW-SJMR-RVLH-2YCG

SELLER DATE



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

1 This is an Amendment to the Residential Purchase Agreement dated:  
2 10/10/2022 for the purchase and sale of the property known as:  
3 (Street Address) 800 East 256th St  
4 (City) Euclid Ohio, (Zip Code) 44132  
5 between RH Real Estate, LLC (Buyer)  
6 and MDL Ohio Holdings, LLC (Seller).

7 The following changes and/or additions are hereby mutually agreed upon by the Buyer(s) and  
8 Seller(s):

9 **FINANCING:** Buyer(s) loan commitment to be obtained on or about:  
10 \_\_\_\_\_ (date)  
11 **CLOSING:** Funds and Documents to be placed in escrow on or before:  
12 \_\_\_\_\_ (date) and title shall be transferred on or  
13 about \_\_\_\_\_  
14 **POSSESSION:** Seller(s) shall deliver possession to Buyer(s) on  
15 \_\_\_\_\_ (date)  AM  PM provided the  
16 title has transferred.

- 17 **INSPECTION CONTINGENCIES:**
- |                                   |                                  |  |
|-----------------------------------|----------------------------------|--|
| 18 1. General Home Inspection     | <input type="checkbox"/> Removed | <input checked="" type="checkbox"/> Removed subject to conditions listed below |
| 19 2. Septic System Inspection    | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below            |
| 20 3. Water Potability Inspection | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below            |
| 21 4. Well Flow Rate              | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below            |
| 22 5. Radon                       | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below            |
| 23 6. Pest/Wood Destroying Insect | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below            |
| 24 7. Lead Based Paint Inspection | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below            |
| 25 8. Mold                        | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below            |
| 26 9. Other _____                 | <input type="checkbox"/> Removed | <input checked="" type="checkbox"/> Removed subject to conditions listed below |
| 27 10. _____                      | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below            |

28 **CONDITIONS:** Seller to credit buyer \$2,000. at Closing. POS violation contingency extended until receipt of  
29 report allowing buyer 3 days to review results.  
30 \_\_\_\_\_  
31 \_\_\_\_\_  
32 \_\_\_\_\_

33 ALL OTHER TERMS AND CONDITIONS OF THE RESIDENTIAL PURCHASE AGREEMENT TO  
34 REMAIN IN FULL FORCE AND EFFECT.

35 *Ariad Rave* dotloop verified 10/24/22 5:14 PM IDT E130-WAEY-VCEN-GQP4  
36 BUYER DATE

*Man Dung Lau* dotloop verified 10/26/22 5:04 PM PDT Y5R3-O8JB-GF4Q-0XUK  
SELLER DATE

37 *Liut Havel* dotloop verified 10/24/22 5:39 PM IDT ESOG-C3BD-LK6D-CCJO  
38 BUYER DATE

SELLER DATE



# AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 800 East 256th St, Euclid, OH 44132

Buyer(s): R.H. Real Estate, LLC or assigns

Seller(s): MDL Ohio Holdings, LLC

## I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by Chera Ihnat/Jennifer Allen, and Keller Williams Greater Cleveland Northeast  
AGENT(S) BROKERAGE

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

## II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

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

Agent(s) \_\_\_\_\_ work(s) for the buyer and Agent(s) \_\_\_\_\_ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.

Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents \_\_\_\_\_ and \_\_\_\_\_ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_

## III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) \_\_\_\_\_ and real estate brokerage \_\_\_\_\_ will

be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_

represent only the (check one)  seller or  buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

### CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

Qiud Rave  
BUYER/TENANT  
dotloop verified  
10/10/22 9:14 PM EDT  
OQMI-PMC2-NPC0-GVLG

Man Dung Lau  
SELLER/LANDLORD  
dotloop verified  
10/12/22 10:41 AM  
PDT  
9JS8-NSED-TPZJ-BIMS

Liat Havel  
BUYER/TENANT  
dotloop verified  
10/11/22 5:56 PM IDT  
UVQH-9QLZ-HFAC-WTJW

SELLER/LANDLORD

# DUAL AGENCY

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

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

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

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

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

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

**Management Level Licensees:** Generally the broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the broker and manager are dual agents. There are two exceptions to this. The first is where the broker or manager is personally representing one of the parties. The second is where the broker or manager is selling or buying his own real estate. These exceptions only apply if there is another broker or manager to supervise the other agent involved in the transaction.



**Responsibilities of the Parties:** The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. **IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.**

**Consent:** By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

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

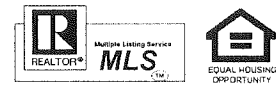
Ohio Department of Commerce  
Division of Real Estate & Professional Licensing  
77 S. High Street, 20<sup>th</sup> Floor  
Columbus, OH 43215-6133  
(614) 466-4100



Buyer's Initials:  

Seller's Initials:

ADDENDUM:           A          



This is an Addendum to the Purchase Agreement dated 10/10/2022  
 for the purchase and sale of the Property known as:  
 (Street Address) 800 East 256th St  
 (City) Euclid, 44132, Ohio (Zip Code) 44132  
 between R.H. Real Estate, LLC or assigns (Buyer) and  
MDL Ohio Holdings, LLC (Seller).

The following is hereby mutually agreed upon by said Buyer(s) and Seller(s):

Inspection Time - 10 days  
 \$500 Earnest Money.  
 This contract is contingent upon Buyer's partners' inspection and approval at Buyer's partners' sole discretion any time before the inspection period ends.  
 The buyer's earnest money shall be held in escrow by the agent of buyer's choice. Upon default of this agreement, the seller shall retain earnest money as his sole remedy without further recourse between the parties. Earnest money is refundable until the end of the inspection period.  
 Seller shall convey title to buyer at the time of closing by a good and sufficient general warranty deed free and clear of all liens and encumbrances.  
 Due to the COVID-19 virus world crisis, the Inspection period and closing date are subject to the availability of inspectors or any other professionals needed to complete due diligence. The buyer reserves the ability to extend the inspection response by 10, closing up to a maximum of 30 days

Seller to furnish a copy of the rent roll and lease for current tenant to buyer within 7 days of this agreement and security deposit and prorated rent for the month to be left in escrow for the buyer. Buyer has right to terminate agreement if tenant is in default of payment.

*Aviad Rave*  
 BUYER  
 dotloop verified  
 10/10/22 9:14 PM EDT  
 B232-MNBJ-0SGJ-VGVZ  
 DATE

*Man Dung Law*  
 SELLER  
 dotloop verified  
 10/12/22 10:41 AM PDT  
 ACXK-VJKX-LTWL-08NM  
 DATE

*Leat Harel*  
 BUYER  
 dotloop verified  
 10/11/22 5:56 PM IDT  
 GBGK-BLQD-CFAS-JOCH  
 DATE

SELLER  
 DATE

### AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE

To: R.H. Real Estate, LLC or assigns

From: Jennifer Allen (The Cleveland Team) and Keller Williams® Realty GREATER CLEVELAND NORTHEAST

PROPERTY ADDRESS: 800 East 256th St, Euclid, OH 44132

Date: 10/10/2022

This is to give you notice that Jennifer Allen (The Cleveland Team) and Keller Williams® Realty GREATER CLEVELAND NORTHEAST has a business relationship with Venture Land Title Agency, LLC. Jennifer Allen (The Cleveland Team) and Keller Williams® Realty GREATER CLEVELAND NORTHEAST is an equity owner of Venture Land Title Investors IV, LLC. Venture Land Title Investors IV, LLC owns 49% of Venture Land Title Agency, LLC. Because of this relationship, this referral may provide him a financial benefit.

In addition, Venture Title Holdings, LLC owns 51% of Venture Land Title Agency, LLC. The owners of Title Professionals Group, LTD and Ohio Real Title Agency, LLC have ownership in Venture Title Holdings, LLC. Title Professionals Group, LTD and Ohio Real Title Agency, LLC will provide settlement services in conjunction with the services performed by Venture Land Title Agency, LLC. Because of the relationship between Title Professionals Group, LTD and Ohio Real Title Agency, LLC and Venture Land Title Agency, LLC, this referral may provide Title Professionals Group, LTD or Ohio Real Title Agency, LLC a financial or other benefit as well.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use Venture Land Title Agency, LLC as a condition of purchase, sale or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Venture Land Title Agency, LLC's range of charges:

Title insurance premium	As filed with the State of Ohio
Title examination fee	\$295.00 to \$395.00
Title Commitment fee	\$100.00

I/We have read this disclosure form and understand that Jennifer Allen (The Cleveland Team) and Keller Williams® Realty GREATER CLEVELAND NORTHEAST is referring me/us to purchase the above described settlement services from Venture Land Title Agency, LLC.

In the event the Lender involved in this transaction does not act as settlement or closing agent, then the closing will be handled by Ohio Real Title Agency, LLC or Title Professionals Group, LTD.

*Aviad Rave*  
 dotloop verified  
 10/10/22 9:14 PM EDT  
 QJTO-7KEO-MANG-8VWQ  
 Buyer/Borrower Date

*Man Dung Lau*  
 dotloop verified  
 10/11/22 2:04 PM PDT  
 1JMZ-OB3I-SHAN-V5IX  
 Seller Date

*Liat Harel*  
 dotloop verified  
 10/11/22 5:56 PM IDT  
 X4FK-LWUK-UYLA-MYD1  
 Buyer/Borrower Date

Seller Date

**ADDENDUM to REAL ESTATE PURCHASE AGREEMENT  
(Force majeure – COVID-19)**

The following provisions are part of the Offer to Purchase Real Estate and Acceptance by and between

R.H. Real Estate, LLC or assigns (BUYER) and

MDL Ohio Holdings, LLC (SELLER) for

800 E 256th, Euclid, 44132 Ohio


(the "Property") executed on 10/10/2022 (the "Agreement"). The parties hereby agree as follows:

1. If SELLER or BUYER's performance under the Agreement is either delayed or prevented due to unanticipated forces ("Unanticipated Forces") as herein defined, then the parties agree that the terms of this Addendum shall apply.


"Unanticipated Forces" shall be defined as circumstances arising or resulting from the global COVID-19 pandemic, i.e., a "force majeure" beyond the control of the parties, including any federal, state, or local governmental law, regulation or action, including without limitation business and governmental office closures, shutdowns, loss of income relating from closures or shutdowns, and travel bans.


2. A party shall promptly notify their real estate agent (or the other party directly if they are not represented by a real estate brokerage) in writing if Unanticipated Forces require the Agreement to be modified or terminated.
3. Thereafter, requests for modifications to the Agreement necessitated by Unanticipated Forces shall be made in writing by the party making the request, and may include without limitation modifications in date(s) for (a) BUYER securing written loan commitment; (b) BUYER'S completion of specific inspections and/or the time for the parties' agreement as to repairs, if applicable under the Agreement; (c) deposit of funds and documents with the Escrow Agent, as defined in the Agreement; and/or (d) recording of the deed.
4. If the parties cannot agree in writing about modifications to the Agreement within three (3) days following delivery of the request for modification, then either party may elect to terminate the Agreement, whereupon the parties shall execute a mutual release between them, further release all real estate professionals involved in the Agreement from any and all obligations under the Agreement, and direct all deposits, if any, to be returned to the party who made them.

The parties understand and agree that by law Ohio real estate licensees may not provide legal advice. Accordingly, the parties agree to consult with their independent legal counsel before executing this Addendum if they have questions of law. This Addendum supersedes any conflicting terms of the Agreement. There are no other agreements or understandings between the parties in respect to the subject matter hereof.

BUYER:  dotloop verified  
10/10/22 9:14 PM EDT  
PZXA-M5ZQ-WBUA-42ZQ

SELLER:  dotloop verified  
10/11/22 2:04 PM PDT  
XFUG-ET4C-RGF9-9R1Z

BUYER:  dotloop verified  
10/11/22 5:56 PM EDT  
BXHT-EQWU-HEST-QFP6

SELLER: 

DATE: 10/10/2022

DATE: 10/11/2022





# OFFER TO PURCHASE REAL ESTATE AND ACCEPTANCE

This is a legally binding agreement. Consult with your independent legal counsel if you have questions of law.



1 R.H. Real Estate, LLC. or assigns \_\_\_\_\_ (“BUYER”) hereby offers to buy  
2 800 East 256th St \_\_\_\_\_, Euclid, 44132 \_\_\_\_\_, Ohio, further identified  
3 as Permanent Parcel No. 643-23-006 (the “Property”) on the terms outlined herein.

4 The Property, which BUYER accepts in its “AS IS” present physical condition, including any latent  
5 defects, shall include the land, all appurtenant rights, privileges and easements, and all buildings and  
6 fixtures, including those presently on the Property: all electrical, heating, air conditioning, plumbing  
7 and bathroom fixtures, as herein defined, and all window and door shades, blinds, awnings, screens,  
8 storm windows, curtain and drapery fixtures, all landscaping, disposal, smoke detectors, garage door  
9 opener(s) and all controls, and all permanently attached carpeting. The following items shall also  
10 remain:  satellite dish  range/oven  microwave  kitchen refrigerator  dishwasher  washer  
11  dryer  radiator covers  window air conditioner  gas grill  fireplace tools  screen  glass doors  
12  fireplace grates  all existing window treatments  ceiling fan(s)  wood burner stove inserts  gas  
13 logs  water softener. Unless specified herein, fixtures (permanently affixed to the Property) are  
14 presumed to be conveyed to BUYER. Chattel are personal possessions not affixed to the Property and  
15 are excluded from this Agreement. This Agreement supersedes any representations in the marketing of  
16 the Property, including multiple listing services descriptions.

17  
18 Chattel included in this Agreement: \_\_\_\_\_

19 Fixtures excluded from this Agreement: \_\_\_\_\_

20 Buyer to be responsible for any point of sale violations but has ability to exit contract if violations are too excessive. report needs to be received from seller within 7 days of agreement being signed.

21 **SECONDARY OFFER:** This  is  is not a secondary offer. This secondary offer, if applicable,  
22 will become a primary contract upon BUYER’S receipt of a signed copy of the release of the primary  
23 contract on or before \_\_\_\_/\_\_\_\_/\_\_\_\_. BUYER shall deposit earnest money within four (4)  
24 days from the date of receipt of the release notifying BUYER that BUYER’s contract with Seller is  
25 primary. BUYER may terminate this secondary contract at any time before BUYER’S receipt of the  
26 release of the primary contract by delivering written notice to SELLER or SELLER’S agent.

27  
28 **PRICE:** BUYER shall pay the sum of \$ 105,000.00  
29 payable as follows:

30  
31 **Earnest Money** to be deposited in a non-interest-bearing trust  
32 account with the Escrow Agent, as identified below, within four (4)  
33 days from the date of Acceptance, as defined herein, and  
34 credited against purchase price: \$ 500.00

- 35  
36  electronic transfer of funds to the Escrow Agent  
37  check made payable to the Escrow Agent  
38  note to be redeemed with the Escrow Agent within four days after Acceptance

39  
40 Cash down payment to be deposited with the Escrow Agent \$ \_\_\_\_\_

41  
42 Mortgage loan to be obtained by BUYER (as specified below): \$ this is a cash offer

43  conventional  FHA  VA  cash  other: \_\_\_\_\_

44 The parties direct the Escrow Agent to confirm its receipt of the Earnest Money by delivering written  
45 notice to the parties' real estate agent(s) or to a party directly if they are not represented. **NOTE:** Ohio  
46 law requires escrow agent deposits in excess of \$10,000 to be conveyed by wire transfer.

47

48 **ELECTRONIC DATA SECURITY:** Broker, its agents and employees will never ask any party to  
49 wire funds or request personal financial data, including without limitation credit or debit card or bank  
50 account numbers. The parties agree to independently confirm any communications instructions,  
51 including for transfer or deposit, directly with Escrow Agent identified herein. The parties hereby  
52 release all brokers and agents involved in this transaction from any and all claims, damages, and causes  
53 of action related to any unlawful electronic data security access by a third party.

54

55 **FINANCING:** This offer is conditioned upon BUYER making written application for the above  
56 mortgage loan within NA days after Acceptance and using good faith efforts to obtain a written  
57 commitment for that loan by NA /        /       . If BUYER does not timely obtain a written  
58 commitment, then this Agreement shall be null and void, and the parties shall promptly sign a mutual  
59 release authorizing the Earnest Money to be returned BUYER. In the event of a dispute regarding  
60 earnest money, Ohio law requires the Escrow Agent to maintain it in its trust account until the Escrow  
61 Agent receives (a) written mutual authorization of both parties specifying disbursement; or (b) a court  
62 order directing disbursement.

63

64 **CLOSING:** All funds and documents necessary to complete this Agreement shall be placed in escrow  
65 with the lending institution or Title Professionals of Ohio (the "Escrow Agent") on or before  
66 11 / 07 / 2022 and title shall transfer from SELLER to BUYER on or about 11 / 08 / 2022.

67

68 **WALK THROUGH:** It is agreed that BUYER may walk through the Property on or about 1-3  
69 day(s) before title transfer solely for the purposes of verifying that it is in the same or similar condition,  
70 absent normal wear and tear. BUYER shall not raise issues about the condition of the Property if the  
71 condition existed when BUYER last viewed or inspected it. If the walk-through evidences a material  
72 adverse change in the Property's condition, BUYER shall promptly notify SELLER and the Escrow  
73 Agent in writing of the material adverse change. The parties shall thereafter agree in writing as to either  
74 a BUYER credit to repair the material adverse change or for sums to be withheld by the Escrow Agent  
75 from SELLER'S proceeds pending completion of the repair of the material adverse change. Any failure  
76 by BUYER to conduct BUYER'S walk-through as provided herein shall be deemed an absolute waiver  
77 of it and acceptance of the Property in its "as is" condition.

77

78 **POSSESSION:** SELLER shall deliver possession and occupancy to BUYER on or before 6:00 p.m.  
79 0 day(s) after recording of the Deed transferring the Property from SELLER to BUYER or  
80 TT /     /    , whichever is later. BUYER shall transfer utilities commencing on the date of possession.

81

82 **TITLE:** SELLER shall convey marketable title to BUYER by general warranty deed and/or fiduciary  
83 deed, if required, with release of dower, free and clear of all liens and encumbrances whatsoever, except  
84 (a) any mortgage assumed by BUYER; b) such restrictions, conditions, easements (however created)  
85 and encroachments as do not materially adversely affect the use or value of the Property; c) zoning  
86 ordinances, if any; and d) taxes and assessments, both general and special, not yet due and payable.  
87 SELLER shall furnish an Owner's Fee Policy of Title Insurance from the Escrow Agent for the purchase  
price with cost of the insuring premium split equally between SELLER and BUYER. SELLER shall

88 have thirty (30) days after written notice to remove title defects. If unable to do so, BUYER may either:  
89 a) accept title subject to each defect without reduction in the purchase price; or b) terminate this  
90 Agreement. If BUYER elects to terminate this Agreement, the parties agree to sign a mutual release  
91 authorizing the Earnest Money to be returned to BUYER.

92  
93 **PRORATIONS:** Tenant security deposits shall be credited to BUYER through escrow. Rents, if any,  
94 taxes and assessments, and homeowners association fees and assessments, if any, shall be prorated by  
95 Escrow Agent as of the date of title transfer. Taxes and assessments shall be prorated based upon the  
96 latest available tax duplicate. The parties shall consult directly with Escrow Agent and/or county  
97 auditor’s office about the Property taxes as the latest available tax duplicate may not accurately reflect  
98 the amount of taxes owed. The parties shall adjust directly any changes in proration when the tax  
99 duplicate for the calendar year of title transfer becomes available. If the Property is new construction  
100 and recently completed or in the process of completion, then the Escrow Agent shall (a) make a good  
101 faith estimate of taxes to be owed on the value of the improved Property to the date of title transfer and  
102 (b) reserve sufficient funds in escrow from SELLER’S net proceeds to pay those taxes when they  
103 become due and payable after title transfer. Escrow Agent is instructed to release the balance of the  
104 funds on reserve upon notice from the county auditor that taxes on the land and improvements have  
105 been paid in full to the date of title transfer. Escrow Agent shall withhold \$<sup>250.</sup> from SELLER  
106 to secure payment of final water and sewer charges, if any, and then either pay said charges or verify  
107 SELLER’S payment of them and remit any balance to SELLER. If the Property is deemed subject to  
108 any agricultural tax recoupment (CAUV), SELLER agrees to pay the amount of such recoupment.

109  
110 **CHARGES/ESCROW INSTRUCTIONS:** This Agreement shall be used as escrow instructions  
111 subject to the Escrow Agent’s standard conditions of acceptance not inconsistent with this Agreement.

112  
113 SELLER shall pay the following costs through escrow: a) real estate transfer tax; b) any amount  
114 required to discharge any mortgage, lien or encumbrance not assumed by BUYER; c) title exam and  
115 one-half the cost of insuring premium for Owners Fee Policy of Title Insurance; d) prorations due  
116 BUYER; e) Broker’s commissions; f) one-half of the escrow (unless VA/FHA regulations prohibit  
117 payment of escrow fees by BUYER, in which case SELLER shall pay the entire escrow fee). SELLER  
118 shall directly pay all utility charges to the date of title transfer or date of possession, whichever is later.  
119 Tenant security deposits, if any, shall be credited in escrow to BUYER.

120  
121 BUYER shall pay the following through escrow (unless prohibited by VA/FHA regulations): a) one-  
122 half of the escrow fee; b) one-half the cost of insuring premiums for Owners Fee Policy of Title  
123 Insurance; c) all recording fees for the deed and any mortgage. NOTE: BUYER’s agent’s commission  
124 is comprised of two components: (1) the cooperative compensation payable from the listing brokerage  
125 and (2) \$480 from BUYER through escrow.

126  
127 BUYER  elects  does not elect a limited home warranty from NA  
128 at a cost of \$<sup>NA</sup> to be paid by  SELLER  BUYER through escrow at title transfer. The  
129 parties acknowledge that (a) the limited warranty does not cover pre-existing defects and requires  
130 BUYER to pay a deductible in the event of a claim; (b) Broker and/or its agents may receive a fee from  
131 the warranty provider.

132 **INSPECTION:** This Agreement is subject to BUYER’S inspection(s), as elected below, which shall  
133 be conducted by an independent professional inspector(s) of BUYER’S choice within specified number  
134 of days **from the date of Acceptance**, as herein defined. While Broker(s) and agent(s) may refer



135 inspectors or contractors to BUYER, BUYER shall be solely responsible for choosing and retaining  
136 any inspector, contractor or other service provider. BUYER acknowledges that waiver of any inspection  
137 or evaluation of the Property is against the advice of BUYER’S broker and agents. BUYER is advised  
138 that real property may have latent (hidden) defects and conditions, hence BUYER must inspect and  
139 make diligent inquiry about the Property, including the land, dwelling, and any improvements.  
140

141 BUYER shall inspect and evaluate all aspects of the Property and retain independent professionals to  
142 do so on BUYER’S behalf. (When applicable, BUYER shall retain a general home inspector licensed  
143 by the State of Ohio.) BUYER shall review public records and consult with local and county  
144 government about the Property, including without limitation as to BUYER’S intended use.  
145

146 BUYER shall carefully review SELLER’S representations and disclosures and make inquiry of  
147 SELLER if additional information is deemed necessary. BUYER shall not rely upon any written or  
148 verbal representations of the Broker(s) and agent(s). BUYER agrees to hold the broker(s) and agents  
149 involved in this Agreement harmless from any and all claims, actions, injuries or damages relating to  
150 the Property after title transfer. **NOTE:** Inspections required by any state, county, local government,  
151 and/or VA/FHA, including the FHA appraisal, do not replace the need for BUYER’S own inspections.

CHOICE		INSPECTION	EXPENSE		
Yes	No		BUYER	SELLER	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	GENERAL HOME	<u>10</u> days	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	SEPTIC SYSTEM	___ days	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	WATER POTABILITY	___ days	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	WELL FLOW RATE	___ days	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	RADON	___ days	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	OTHER	<u>10</u> days	<input checked="" type="checkbox"/>	<input type="checkbox"/>

160 (specify) any additional inspections deemed necessary by the home inspection

161 **WAIVER:**   (BUYER initials): BUYER expressly waives each and every professional  
162 inspection above to which BUYER has not indicated “yes”. BUYER’S failure to perform any elected  
163 inspection or recommendation for follow up shall be deemed an absolute waiver of it and BUYER’S  
164 acceptance of the Property in its “as is” condition.  
165

166 **Within three (3) days from the date that the last elected inspection is completed,** BUYER shall  
167 choose one of the following options: (a) remove the inspection contingency(ies) and accept the Property  
168 “AS IS”; (b) accept the Property subject to SELLER’S repair of specific conditions or defects identified  
169 in a written inspection report by a professional inspector or contractor; or (c) terminate this Agreement  
170 if written inspection report(s) identify material latent defects not previously disclosed in writing by  
171 SELLER and/or any Broker or agent.  
172

173 If the Property is accepted in its “AS IS” present physical condition, BUYER shall sign an  
174 Amendment to Purchase Agreement removing the inspection contingencies and this Agreement  
175 will proceed in full force and effect.  
176

177 If the Property is accepted subject to SELLER’S repair of specific defects, BUYER shall provide  
178 SELLER with a copy of the inspection report(s) and an Amendment to Purchase Agreement  
179 identifying the defects to be repaired. The parties shall have three (3) days from SELLER’S  
180 receipt of the written list of defects and the inspection report(s) to agree in writing which defects,  
181 if any, will be corrected at SELLER’S expense. If the parties do not agree in writing as to the

182 repairs within those three (3) days, then this Agreement shall be deemed null and void and the  
183 parties shall promptly sign a mutual release authorizing the Earnest Money to be returned to  
184 BUYER.

185  
186 If BUYER elects to terminate this Agreement based upon newly discovered material latent  
187 defects in the Property, then BUYER shall provide a copy of the written inspection report to  
188 SELLER and the parties shall promptly sign a mutual release authorizing the Earnest Money to  
189 be returned to BUYER.



190  
191 The parties may extend dates for inspections, repairs, or the deadline for exercising their right to  
192 terminate the Agreement by mutual written agreement. SELLER shall provide reasonable access to the  
193 Property for BUYER to review of any repairs made by SELLER. Any failure by BUYER to request a  
194 review of SELLER’S repairs before title transfer shall be deemed a waiver of the review and acceptance  
195 of the Property “as is”.

196  
197 Yes No

198   **PEST/WOOD DESTROYING INSECTS:** An inspection of all structures on the  
199 Property shall be made by a professional inspector or exterminating agency of BUYER’S or  
200 SELLER’S choice at  BUYER’S  SELLER’S expense and the inspector’s written report shall be  
201 delivered to BUYER upon completion. If the report shows existing infestation or damage by pests,  
202 termites or wood destroying insects, treatment of the condition shall be made by a licensed  
203 exterminating agency which shall furnish a certificate of guarantee for a period of (a) at least one year  
204 in the case of termites; and/or (b) at least sixty (60) days in the case of wood destroying insects. All  
205 repairs and treatment expense shall be paid by  BUYER SELLER (unless FHA/VA regulations  
206 prohibit payment by BUYER, in which case SELLER shall pay the cost.) This Agreement may be  
207 terminated by the party paying for the repair and treatment if the cost exceeds \$500.

208  
209 Yes No



210   **LEAD BASED PAINT:** BUYER shall have the right to have a risk assessment or  
211 inspection of the Property by a qualified inspector, for the presence of lead-based paint and/or lead  
212 based paint hazards at BUYER’S expense within ten (10) days after formation of a binding  
213 AGREEMENT. **See EPA pamphlet “Protect Your Family from Lead in Your Home” for**  
214 **important information.** In the event existing deficiencies or corrections are identified by the inspector  
215 in a written report, then BUYER shall have the right to terminate the Agreement or request that SELLER  
216 repair the specific existing deficiencies noted on the written inspection report. In that event, BUYER  
217 agrees to immediately provide SELLER with a copy of the written inspection and/or risk assessment  
218 report. Upon receipt of the inspection report and BUYER’S request of repairs, SELLER will have the  
219 option to either agree to correct the deficiencies identified in the inspector’s written report or decline to  
220 do any repairs. If SELLER elects to correct the deficiencies, SELLER agrees to provide to BUYER  
221 prior to title transfer with a certificate from a qualified risk assessor or inspector demonstrating that the  
222 deficiencies have been remedied. If SELLER declines to correct the deficiencies, BUYER may elect to  
223 terminate the Agreement or accept the Property in its “AS IS” condition. BUYER may remove this  
224 right of inspection at any time without SELLER’S consent.

225  
226 BUYER  has   (BUYER’S initials) received a copy of the EPA pamphlet entitled  
227 “PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME” and a copy of the “DISCLOSURE  
228 ON LEAD-BASED PAINT AND/OR LEAD BASED PAINT HAZARDS.”

229 BUYER  HAS NOT   (BUYER'S initials) received a copy of the EPA pamphlet entitled  
230 "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME" and a copy of the "DISCLOSURE  
231 ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (disclosure form)." This  
232 offer is subject to the SELLER completing the disclosure form and BUYER'S review and approval of  
233 the information contained on the disclosure form within \_\_\_\_\_ days from receipt.  
234

235 **MEGAN'S LAW:** SELLER has made written disclosure to BUYER of any and all notices received  
236 from the local sheriff pursuant to Ohio's sex offender notification law. BUYER acknowledges that  
237 such information may no longer be accurate and agrees to inquire directly with the local sheriff's office  
238 or the Ohio Attorney General's office about sex offender registration.  
239

240 **CONDITION OF PROPERTY:** BUYER has examined the Property and agrees to purchase it in its  
241 "AS IS" PRESENT PHYSICAL CONDITION, including any and defects disclosed by SELLER on  
242 the State of Ohio Residential Property Disclosure. SELLER shall promptly notify BUYER in writing  
243 of any additional defects or disclosure items that arise between the date of Acceptance and the date of  
244 recording of the deed.  
245

246 BUYER  HAS   (BUYER'S initials) received SELLER'S Ohio Residential Property  
247 Disclosure *before signing this offer.*  
248

249 BUYER  HAS NOT   (BUYER'S initials) received SELLER'S Ohio Residential Property  
250 Disclosure and this offer is subject to BUYER'S review and approval of SELLER'S Ohio Residential  
251 Property Disclosure within \_\_\_\_\_ days from BUYER's receipt.  
252

253 SELLER shall deliver possession of the Property free and clear of all debris and chattel and in broom  
254 clean condition. SELLER shall pay all costs for repair of any gas line leak found between the street  
255 and foundation at the time of transfer of utilities. SELLER shall comply with any and all governmental  
256 point of sale laws and/or ordinances. SELLER represents that SELLER has not received any notices  
257 from government agencies about building code and/or health and safety violations except as disclosed  
258 by SELLER. If applicable, BUYER and SELLER shall have 5-10 days after receipt by BUYER of  
259 all notices to agree in writing which party will be responsible for the correction of any building code or  
260 health violation(s). If BUYER and SELLER cannot agree in writing in that time period, this Agreement  
261 may be declared null and void by either party.  
262

263 **REPRESENTATIONS AND DISCLAIMERS:** SELLER acknowledges having completed the Ohio  
264 Residential Property Disclosure form with no assistance from any broker or agent(s) involved in this  
265 transaction and having otherwise disclosed all known material conditions and defects in the Property,  
266 including the land and dwelling. The parties hereby agree to release and to indemnify and hold the  
267 broker(s) and their agents harmless from any and all claims, actions, injuries or damages relating to the  
268 Property, including any misrepresentations or omissions of SELLER. BUYER acknowledges and  
269 agrees that the Broker(s) and agents do not verify or investigate SELLER'S disclosures, including those  
270 made on the Ohio Residential Property Disclosure. BUYER agrees that BUYER has not relied on any  
271 verbal or written representations of any Broker(s) or agent(s) about the Property, including without  
272 limitation its features, characteristics, improvements, fitness, use, value, or condition, square footage,  
273 zoning, lot dimensions, mold, structure, soils, multiple listing service descriptions, homeowners' fees,  
274 public and private assessments, utilities, taxes, or special assessments.  
275

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

281  
282 **ADDENDA AND RELATED DOCUMENTS:**  State of Ohio Agency Disclosure Form  Ohio  
283 Residential Property Disclosure  VA Financing Addendum  FHA Financing Addendum  FHA  
284 "For Your Protection Get a Home Inspection"  Condominium Addendum  House Sale Contingency  
285 Addendum  House Sale Concurrency Addendum  Lead Based Paint Addendum  Other \_\_\_\_\_  
286 Addendum A and Covid Addendum

287 The terms of any addenda supersede the terms of this Agreement.  
288

289 **BINDING AGREEMENT:** For purposes of this Agreement, "Days" shall be defined as calendar days.  
290 "Acceptance" shall occur when the latter of the parties signs this Agreement without making material  
291 change and then delivers either written or verbal notice of such signature(s) to the other party or that  
292 party's agent. The parties agree that the Broker(s) and agent(s) in this transaction have no authority to  
293 bind BUYER or SELLER to the purchase or sale of the Property, verbally or in writing. Upon  
294 Acceptance, this offer and all attachments and addenda, shall become an Agreement binding on the  
295 parties, their heirs, executors, administrators, and assigns. The terms, covenants, conditions, and  
296 provisions of this Agreement to be performed by SELLER shall survive delivery and recording of the  
297 Deed.  
298

299 **This is a legally binding contract. If there are questions of law, the parties are advised to consult**  
300 **with their independent legal counsel before signing this Agreement.**

301 

<i>Aviad Rave</i>	<small>dotloop verified 10/10/22 9:14 PM EDT 1L3Z-BFT0-ORHJ-TPPW</small>	aviadr.liath@gmail.com
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302  
303 (BUYER) Date (ADDRESS AND ZIP CODE) (E-MAIL ADDRESS)

304 

<i>Liath Harel</i>	<small>dotloop verified 10/11/22 5:56 PM IDT 9MQG-5IPQ-IPSV-IHLR</small>	liatharel.p@gmail.com
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305  
306 (BUYER) Date (TELEPHONE) (E-MAIL ADDRESS)

307  
308 **EARNEST MONEY DEPOSIT RECEIPT:** If BUYER is not making Earnest Money deposit directly  
309 to Escrow Agent, receipt is hereby acknowledged of a  check payable to Escrow Agent for the earnest  
310 money; (OR)  note for Earnest Money.  
311

312 By: \_\_\_\_\_ Office: \_\_\_\_\_ Phone: \_\_\_\_\_

313 **ACCEPTANCE:** SELLER accepts the above offer and irrevocably instructs the Escrow Agent to pay  
314 from SELLER'S proceeds the commission agreed with SELLER'S brokerage, which includes the  
315 cooperative compensation offered to the BUYER's brokerage through the multiple listing service.

316 

<i>Man Dung Lau</i>	<small>dotloop verified 10/11/22 2:04 PM PDT S4PE-HJ3J-ELCX-FEIU</small>	masterlau@yahoo.com
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317  
318 (SELLER) Date (ADDRESS AND ZIP CODE) (E-MAIL ADDRESS)

319 

--	--	--

320  
321 (SELLER) Date (TELEPHONE) (E-MAIL ADDRESS)



Date: 22/08/2022

Harel Liat  
Biet Lechem 1/5, Ramat-Gan.

Dear Madam,

In compliance with your request, we hereby confirm that as of 22/08/22 the balances of your accounts in our books are As follows:

<u>Account No.</u>	<u>Type of account</u>	<u>Balance</u>
613-664304	NIS Current Account	4,116,864.03 NIS
613-664304	FC Current Account	101,689.32 NIS

Date: 22/08/2022

The above information is furnished as a matter of courtesy only, and is not meant to serve as a basis for any financial transaction.

Dear Madam,

Yours sincerely,

Bank Hapoalim B.M.

Tamir Maaravi

Sivan Kuza

Bank Hapoalim B.M.  
Ramat-Gan branch  
Address: Ramat-Gan, Bialik 32, Israel  
Tel: 03 - 6752613 Fax: 03 - 6752684 www.bankhapoalim.co.il



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

Property Address: 800 East 256th Street, Euclid, OH 44132

#### Lead Warning Statement:

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

#### Seller's Disclosure

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

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

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

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

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

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

#### Buyer's Acknowledgment (initial)

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


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

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

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


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

#### Agent's Acknowledgment (initial)

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

#### Certification of Accuracy

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


 dotloop verified  
10/10/22 9:14 PM EDT  
8RHV-M0KI-MQ5C-JZ16

BUYER DATE

 dotloop verified  
10/11/22 5:56 PM EDT  
LARU-K6HB-UJNN-LJFH


BUYER DATE

AGENT DATE

 dotloop verified  
09/01/22 1:50 PM PDT  
KZ7H-QZ5I-QVZY-N64I

SELLER DATE

SELLER DATE

 dotloop verified  
09/03/22 1:54 PM EDT  
LEWV-ADZL-XLGE-UBVM

AGENT DATE



STATE OF OHIO  
DEPARTMENT OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

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

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

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

OWNER INSTRUCTIONS

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

Owner's Initials  Date 09/01/2022

Owner's Initials  Date \_\_\_\_\_

Purchaser's Initials  Date \_\_\_\_\_

Purchaser's Initials  Date \_\_\_\_\_

STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

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

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 800 East 256th Street, Euclid, OH 44132

Owners Name(s): MDL OHIO HOLDING, LLC

Date:

Owner [ ] is [X] is not occupying the property. If owner is occupying the property, since what date: If owner is not occupying the property, since what date: 01/01/2018

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

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

- Public Water Service, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

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

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) [ ] Yes [ ] No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- Public Sewer, Leach Field, Unknown, Private Sewer, Aeration Tank, Other, Septic Tank, Filtration Bed

If not a public or private sewer, date of last inspection: Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? [ ] Yes [X] No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

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

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

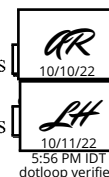
D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? [ ] Yes [X] No If "Yes", please describe and indicate any repairs completed:

Owner's Initials [Signature] Date 09/01/2022

Owner's Initials [ ] Date

Purchaser's Initials [Signature] Date 10/10/22

Purchaser's Initials [Signature] Date 10/11/22



Property Address 800 East 256th Street, Euclid, OH 44132

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

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

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

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

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

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

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



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

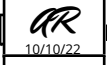

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years). \_\_\_\_\_

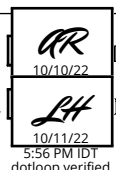
**H) PRESENCE OF HAZARDOUS MATERIALS:** Do you know of the **previous or current** presence of any of the below identified hazardous materials on the property?

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

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

Owner's Initials  Date 09/01/2022  
Owner's Initials  Date \_\_\_\_\_

Purchaser's Initials  Date \_\_\_\_\_  
Purchaser's Initials  Date \_\_\_\_\_



Property Address 800 East 256th Street, Euclid, OH 44132

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

If "Yes", please describe: \_\_\_\_\_

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

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

**J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:**

	Yes	No	Unknown
Is the property located in a designated flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

If "Yes", please describe: \_\_\_\_\_

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

If "Yes", please describe: \_\_\_\_\_

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

If "Yes", please describe: \_\_\_\_\_

List any assessments paid in full (date/amount) \_\_\_\_\_

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

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

If "Yes", please describe (amount) \_\_\_\_\_

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

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

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

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

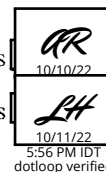
For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials  Date 09/01/2022

Owner's Initials  Date \_\_\_\_\_

Purchaser's Initials  Date \_\_\_\_\_

Purchaser's Initials  Date \_\_\_\_\_



Property Address 800 East 256th Street, Euclid, OH 44132

### CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: *Man Dung Lau* dotloop verified  
09/01/22 1:50 PM PDT  
5NLU-ZQUU-WFUP-EHRT

OWNER:

### RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

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

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

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

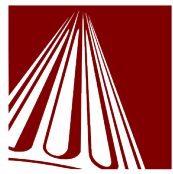
Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known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

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

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

PURCHASER: *Aviad Rowe* dotloop verified  
10/10/22 9:14 PM EDT  
AEAK-PTIV-VEX8-8XQI

PURCHASER: *Leat Harel* dotloop verified  
10/11/22 5:56 PM IDT  
C3WF-AQC7-NTDG-RQG7



**Realty Trust  
Services**



# CONSUMER GUIDE TO AGENCY RELATIONSHIPS

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

## Representing the Sellers

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

## Representing Buyers

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

## Dual Agency

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

## Representing Both the Buyer & Seller

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

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

## Working With Realty Trust Services- Our Policy On Agency

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

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

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

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

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

**Working With Other Brokerages**

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

**Fair Housing Statement**

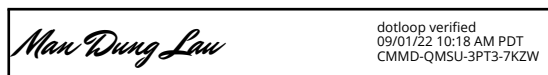
It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing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

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

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

MDL OHIO HOLDING, LLC  
Name (Please Print)

\_\_\_\_\_  
Name (Please Print)



Signature Date

\_\_\_\_\_  
Signature Date



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

Property Address: 800 East 256th Street, Euclid, OH 44132

#### Lead Warning Statement:

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

#### Seller's Disclosure

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

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

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

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

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

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

#### Buyer's Acknowledgment (initial)

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


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

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

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

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

#### Agent's Acknowledgment (initial)

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

#### Certification of Accuracy

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

BUYER DATE

BUYER DATE

AGENT DATE

*Man Dung Lau* dotloop verified  
09/01/22 1:50 PM PDT  
KZ7H-QZ5I-QVZY-N64I  
SELLER DATE

SELLER DATE

*Rakesh Banija* dotloop verified  
09/03/22 1:54 PM EDT  
LEWV-ADZL-XLGE-USVM  
AGENT DATE



STATE OF OHIO  
DEPARTMENT OF COMMERCE

2013

**RESIDENTIAL PROPERTY DISCLOSURE FORM**

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

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

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

**OWNER INSTRUCTIONS**

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

Owner's Initials  Date 09/01/2022

Purchaser's Initials  Date \_\_\_\_\_

Owner's Initials  Date \_\_\_\_\_

Purchaser's Initials  Date \_\_\_\_\_

STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

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

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 800 East 256th Street, Euclid, OH 44132

Owners Name(s): MDL OHIO HOLDING, LLC

Date:

Owner [ ] is [X] is not occupying the property. If owner is occupying the property, since what date: If owner is not occupying the property, since what date: 01/01/2018

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

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

- Public Water Service, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

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

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) [ ] Yes [ ] No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- Public Sewer, Leach Field, Unknown, Private Sewer, Aeration Tank, Other, Septic Tank, Filtration Bed

If not a public or private sewer, date of last inspection: Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? [ ] Yes [X] No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

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

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

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

Owner's Initials [Signature] Date 09/01/2022

Purchaser's Initials [ ] Date

Owner's Initials [ ] Date

Purchaser's Initials [ ] Date

Property Address 800 East 256th Street, Euclid, OH 44132

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances?  Yes  No

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

Have you ever had the property inspected for mold by a qualified inspector?  Yes  No

If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: \_\_\_\_\_

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

**E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS):** Do you know of any **previous or current** movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

Yes  No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): \_\_\_\_\_

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

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

**F) WOOD DESTROYING INSECTS/TERMITES:** Do you know of any **previous/current** presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites?  Yes  No

If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): \_\_\_\_\_

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

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

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

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

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

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

Owner's Initials  Date 09/01/2022

Purchaser's Initials  Date \_\_\_\_\_

Owner's Initials  Date \_\_\_\_\_

Purchaser's Initials  Date \_\_\_\_\_

Property Address 800 East 256th Street, Euclid, OH 44132

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

If "Yes", please describe: \_\_\_\_\_

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

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

**J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:**

	Yes	No	Unknown
Is the property located in a designated flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

If "Yes", please describe: \_\_\_\_\_

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

If "Yes", please describe: \_\_\_\_\_

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

If "Yes", please describe: \_\_\_\_\_

List any assessments paid in full (date/amount) \_\_\_\_\_

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

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

If "Yes", please describe (amount) \_\_\_\_\_

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

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

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

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

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

Owner's Initials  Date 09/01/2022

Purchaser's Initials   Date \_\_\_\_\_

Owner's Initials   Date \_\_\_\_\_

Purchaser's Initials   Date \_\_\_\_\_

Property Address 800 East 256th Street, Euclid, OH 44132

### CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Man Dung Lau dotloop verified  
09/01/22 1:50 PM PDT  
SNLU-ZQUU-WFUP-EHRT

OWNER:

### RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

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

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

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

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

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

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

PURCHASER:

PURCHASER:



### EXCLUSIVE RIGHT TO SELL/LEASE LISTING AGREEMENT

This agreement is between Realty Trust Services, LLC (hereinafter called "Broker") and the undersigned (hereinafter called "Owner") and applies to the real property located at: 800 East 256th Street, Euclid, OH 44132  
In consideration of Broker using their best efforts to find a purchaser for Owner's property, Owner agrees as follows:

1. **TERM AND LISTING PRICE:** Owner hereby grants Broker the exclusive right to sell the above property from 09/02/2022 through 02/02/2023 for the sum of \$129900 payable in cash upon closing or for such other terms or exchange as Owner may agree.

2. **BROKERAGE FEE:** Owner agrees to pay Broker a brokerage fee of 6 % of the total sale price or a minimum fee of 2500, whichever is greater, plus NA. Owner authorizes Broker to offer 2.5 % of the Sale Price for all Co-Broke sales. Any exceptions to this compensation will be disclosed to the Owner in writing. Owner also agrees that the brokerage fee shall be paid if Owner enters into an agreement within six (6) months following the term of this agreement or any extensions thereof to any parties to whom Broker or any cooperating broker has shown the property which results in a sale, lease or exchange of said property. However, in the event Owner enters into a bona fide Listing Agreement with another Real Estate Broker, this paragraph is null and void. Owner agrees to refer all prospective Buyers or Brokers who contact the Owner directly.

3. **MARKETING:** Broker is authorized to enter the property in any one or more **Multiple Listing Service(s)**, in accordance with the rules and regulations of said MLS, to market the Property in the publications, web sites or any other information service medium of Broker's choice and to comply with all Ohio and Federal Fair Housing Laws without discrimination. Owner releases Broker, the Multiple Listing Service(s), and any Brokers assisting in the sale of said Property from any and all liability for the dissemination of the information after being placed in the various information service mediums. Owner warrants this agreement and associated worksheets, to the best of Owner's knowledge, to be correct and accurate. Broker is hereby authorized to place a "For Sale" sign on the Property, if permitted by law, and to remove all other "For Sale" signs. Broker shall have access to the Property at all reasonable times for the purpose of attempting to sell the same. Owner authorizes placing a **Lock Box** on the premises at any time during the term of this Listing Agreement. Such Lock Box shall be used to hold the key for entrance to the property. Owner releases Broker, the Multiple Listing Service(s), and any Brokers assisting in the sale of said Property from all liability for loss or damage of any kind resulting from use of said lock box or the use of the key to be placed therein.

4. **HOME WARRANTY:** Owner agrees to provide a *LIMITED HOME WARRANTY PLAN* at a charge of \$NA with deductible  Yes  No Owner acknowledges that Broker will receive a fee in consideration for processing the home warranty application. Owner acknowledges receipt of warranty application.

5. **DISCLOSURE:** Owner agrees to (1) complete the *Ohio Residential Property Disclosure Form, if required by law*; (2) *Federal Lead-based Paint Disclosure Form*; (3) provide copies of sex offender notices received from the local law enforcement authorities. To Owner's knowledge, there are no encroachments, pending lawsuits, foreclosures, divorce actions, bankruptcies, orders of any public agencies, assessments, liens (tax, utility, mechanics), or other matters that could affect Owner's ability to provide a clear title to the property, except as follows (if none, so state): NA

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

7. **OTHER TERMS or ITEMS EXCLUDED FROM SALE:** NA

8. **MORTGAGE:** (bank/amount) \_\_\_\_\_

9. **ADDENDA:**  No MLS  Short Sale  
The signatures of all owners of the property are required on this Exclusive Right to Sell Agreement. This is a legally binding contract. If you have any questions of law, it is recommended you contact your attorney.

OWNER SIGNATURE: *Man Dung Lau* dotloop verified 09/01/22 10:19 AM PDT KG3C-PW8M-WNS0-4BE1 OWNER SIGNATURE: \_\_\_\_\_

Print Name: MDL OHIO HOLDING, LLC Print Name: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

E-MAIL ADDRESS: masterlau@yahoo.com DATE: \_\_\_\_\_

AGENT: *Rakesh Baniya* dotloop verified 09/01/22 11:25 AM EDT TZQZ-ASDE-BYU3-XAXP BROKER/COMPANY NAME: Realty Trust Services, LLC

Print Name: Rakesh Baniya PHONE: 2162187976 DATE: 09/01/2022

**ADDENDUM:** Closing Change



This is an Addendum to the Purchase Agreement dated 10/10/2022  
 for the purchase and sale of the Property known as:  
 (Street Address) 800 East 256th St,  
 (City) Euclid, Ohio (Zip Code) 44132  
 between RH Real Estate, LLC (Buyer) and  
MDL Ohio Holdings, LLC (Seller).

The following is hereby mutually agreed upon by said Buyer(s) and Seller(s):

The buyer has updated payer type to personal lending and the closing date will be updated to on or about 11/18/2022. Buyer will submit a \$2,000. Earnest money deposit to Title Professionals. This \$2,000. EM will be non refundable if the buyer is unable to close this transaction and paid to the seller if closing does not occur.

Additionally the buyer is willing to pay a cash appraisal gap if this home does not appraise at the agreed upon sale price.

*Aviad Rave*  
 BUYER  
 dotloop verified  
 11/04/22 8:17 PM IST  
 ET69-1SE9-ZFZA-TWDA  
 DATE

SELLER  
 DATE

*Leat Harel*  
 BUYER  
 dotloop verified  
 11/04/22 8:18 PM IST  
 EEVW-SJMR-RVLH-2YCG  
 DATE

SELLER  
 DATE