



Russell Real Estate Services



AMENDMENT: Seller Credit

This is an Addendum to the Purchase Agreement dated 02/09/2023

for the purchase and sale of the Property known as:

(Street Address) 1936 Staunton Road,

(City) Cleveland Heights, Ohio (Zip Code) 44118

between Olivia Ray and Terrance Ray (Buyer) and

Wentao Amy Jia (Seller).

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

Seller's agent will drop off a cashiers check or money order to the title company for the buyers towards A/C and garage in the amount of \$2,000.00 on March 9th 2023 prior to buyer's signing.

Terrance Ray
dotloop verified
03/08/23 8:39 PM EST
UZEI-YKFS-QODH-XDIK

BUYER DATE

Wentao Amy Jia
dotloop verified
03/10/23 10:28 AM PST
1LFT-CPNJ-Q1PO-HR7K

SELLER DATE

Olivia Ray
dotloop verified
03/08/23 8:38 PM EST
R4H8-VND3-QXQW-AKC6

BUYER DATE

[Signature Box]

SELLER DATE



AMENDMENT TO PURCHASE AGREEMENT REMOVAL OF INSPECTION CONTINGENCIES - DATE CHANGES



Russell Real Estate Services

1 This is an Amendment to the Purchase Agreement dated: 02/10/2023 for the purchase and sale of the
2 property know as: 1936 Staunton Road, Cleveland Heights, OH 44118
(Address) (City) (State) (Zip Code)

3 between Buyer(s): Olivia Ray and Terrance Ray
4 and Seller(s): Wentao Amy Jia

5 The following changes and/or additions are hereby mutually agreed upon by the Buyer(s) and Seller(s):
6 **INSPECTION PERIOD:** All requested Inspections shall be completed on or before: 02/10/2023 (Date).

7 **EXTENSION OF INSPECTION CONTINGENCY:** The number of days for Buyer Election of an Option
8 After completion of the last Inspection as stated in the Purchase Agreement is hereby
9 extended from 3 days for an additional _____ days until _____ (Date).

10 **INSPECTION REPAIR NEGOTIATION PERIOD:** The number of days for Buyer and Seller to negotiate
11 a satisfactory Removal of Inspection(s) Amendment as stated in the Purchase Agreement is
12 hereby extended from 4 days for an additional _____ days until _____ (Date).

13 **FINANCING:** Buyer(s) loan commitment to be obtained on or about: 03/01/2023 (Date).

14 **CLOSING:** Funds and Documents to be placed in escrow on or before: 03/09/2023 (Date).
and title shall be transferred on or about: 03/09/2023 (Date).

15 **POSSESSION:** Seller(s) shall deliver possession to Buyer(s) on 03/09/2023 (Date) no later than
16 5:00 o'clock AM PM, provided the title has transferred.

17 INSPECTION CONTINGENCIES:

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

28 Conditions:

29 Seller to provide a credit to buyers at closing in the amount of \$5,000.00
30
31
32
33
34
35

36 Terrance Ray dotloop verified 02/20/23 11:38 AM EST J1LR-2ENP-5LCT-3JWA
BUYER DATE

Wentao amy Jia dotloop verified 02/20/23 11:11 AM PST 7X9K-MMPF-04BZ-DH00
SELLER DATE

37 Olivia Ray dotloop verified 02/20/23 11:38 AM EST 5HVM-5CWG-KA4I-7ZGN
BUYER DATE

SELLER DATE



OHIO AGENCY DISCLOSURE STATEMENT TEAM/GROUP ADDENDUM



PROPERTY ADDRESS: 1936 Staunton Road, Cleveland Heights, OH 44118

SELLER/LANDLORD(S): ~~Amy Jia Wentao~~ Wentao Amy Jia

WJ
02/10/23
12:40 PM PST
dotloop verified

TR
02/15/23
2:39 PM EST
dotloop verified

OR
02/14/23
10:25 AM EST
dotloop verified

BUYER/TENANT(S): Terrance Ray and Olivia Ray

Pursuant to The Ohio Agency Disclosure Statement, Seller/Landlord and Buyer/Tenant hereby acknowledge and agree that the following Russell Real Estate Services licensee(s) associated with the The Ross Team (Team or Group Name):

Licensee Name:

ODRE License #

1. Edith Ross
2. Robert Ross Sr.
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

- 2017001122
- 2020008275
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

Shall act of behalf of and represent: SELLER BUYER (If all Dual Agents check both):

EXCEPTION: If any of the above named Licensee's act in a Dual Agency capacity, it shall be so stated on The Ohio Agency Disclosure Statement, Section III.

Seller and Buyer acknowledge a copy of this Addendum and hereby agree and consent to the above.

Olivia Ray dotloop verified 02/09/23 4:32 PM EST N2GX-WRSC-BWKB-NBTN
 Buyer/Tenant Signature Date

Wentao Amy Jia dotloop verified 02/10/23 12:40 PM PST Q805-XMSS-Z1IX-B6WF
 Seller/Landlord Signature Date

Terrance Ray dotloop verified 02/09/23 4:38 PM EST XLBJ-L8JE-KWOJ-WKUY
 Buyer/Tenant Signature Date

 Seller/Landlord Signature Date



AGENCY DISCLOSURE STATEMENT



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

Property Address: 1936 Staunton Road, Cleveland Heights, OH 44118

Buyer(s): Terrance Ray and Olivia Ray

Seller(s): Amy Jia Wentao Wentao Amy Jia

 02/10/23 12:40 PM PST dotloop verified	 02/16/23 4:49 PM EST dotloop verified	 02/16/23 5:37 PM EST dotloop verified
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I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by Edith Ross, and Russell Real Estate Services

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

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) _____ and real estate brokerage _____ will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____
- represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

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

 BUYER/TENANT	dotloop verified 02/09/23 4:38 PM EST 0X95-NMVP-XRDA-VQVH	DATE
 BUYER/TENANT	dotloop verified 02/09/23 4:32 PM EST PZOC-3UJ-EWF-MAB4	02/09/2023 DATE

 SELLER/LANDLORD	dotloop verified 02/10/23 12:40 PM PST TJ9F-AQET-HMBR-HKUV	DATE
 SELLER/LANDLORD		DATE

DUAL AGENCY

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

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

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

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

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

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

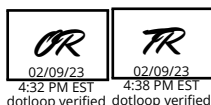
Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker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

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

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

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

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




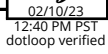


OHIO AGENCY DISCLOSURE STATEMENT TEAM/GROUP ADDENDUM



PROPERTY ADDRESS: 1936 Staunton Road, Cleveland Heights, OH 44118

SELLER/LANDLORD(S): ~~Amy Jia Wentao~~ Wentao Amy Jia 

BUYER/TENANT(S): Terrance Ray and Olivia Ray 


Pursuant to The Ohio Agency Disclosure Statement, Seller/Landlord and Buyer/Tenant hereby acknowledge and agree that the following Russell Real Estate Services licensee(s) associated with the The Ross Team (Team or Group Name):


Licensee Name:	ODRE License #
1. Edith Ross	2017001122
2. Robert Ross Sr.	2020008275
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

Shall act of behalf of and represent: SELLER BUYER (If all Dual Agents check both):

EXCEPTION: If any of the above named Licensee's act in a Dual Agency capacity, it shall be so stated on The Ohio Agency Disclosure Statement, Section III.

Seller and Buyer acknowledge a copy of this Addendum and hereby agree and consent to the above.

Olivia Ray  dotloop verified 02/09/23 4:32 PM EST N2GX-WRSC-BWKB-NBTN
 Buyer/Tenant Signature Date

Wentao Amy Jia  dotloop verified 02/10/23 12:40 PM PST Q805-XMSS-Z1IX-B6WF
 Seller/Landlord Signature Date

Terrance Ray  dotloop verified 02/09/23 4:38 PM EST XLBJ-L8JE-KWOJ-WKUY
 Buyer/Tenant Signature Date


 Seller/Landlord Signature Date



RUSSELL REAL ESTATE SERVICES
RESIDENTIAL PURCHASE AGREEMENT



Administrative Office: 12190 Pearl Road, Strongsville Ohio 44136

- 1. BUYER: The undersigned Terrance Ray and Olivia Ray offers to buy the
2. PROPERTY: located at 1936 Staunton Road
3. City Cleveland Heights Ohio, Zip Code 44118
4. Permanent Parcel No. 683-18-116 and further described as being: 4 bedroom 2 full bathroom
5. colonial home
6. The property, which BUYER accepts in its "AS IS" PRESENT PHYSICAL CONDITION, shall include the land, all
7. appurtenant rights, including but not limited to any and all mineral rights, privileges and easements, and all buildings
8. and fixtures, including such of the following as are now on the property: all electrical, heating, plumbing and bathroom
9. fixtures; all window and door shades, blinds, awnings, screens, storm windows, curtain and drapery fixtures; all
10. landscaping, disposal, TV antenna, rotor and control unit, smoke detectors, garage door opener(s) and any/all controls;
11. all permanently attached carpeting. The following selected items shall also remain: [] satellite dish; [] microwave;
12. [] range and oven; [] kitchen refrigerator; [x] dishwasher; [] washer; [] dryer; [] radiator covers; [] window air
13. conditioner; [x] central air conditioning; [] gas grill; [] fireplace tools; [] screen, [] glass doors and [] grate; [] all existing
14. window treatments; [x] ceiling fan(s); [] wood burner stove inserts; [] gas logs; [] water softener [] owned [] rented;
15. [] Security system; [] smart/wireless doorbell system, [] smart or electronic devices for HVAC system; [] sump pump(s)
16. and/or sump pump(s) battery back-up(s); [] television mounting hardware; [] propane tank [] owned [] rented;
17. Also included: deck
18. Fixtures Not Included: n/a
17. PRICE: BUYER shall pay the sum of..... \$ 134,500.00
18. Earnest money payable to Russell Real Estate Services
19. in the form of a [] check [x] note, the receipt of which is hereby acknowledged by
20. RUSSELL REAL ESTATE SERVICES. Note shall be redeemed (as stated on
21. lines 27-29). All monies received to be deposited into an escrow/trust account
22. and to be credited against the Purchase Price..... \$ 1,000.00
23. Ohio law requires deposits to an Escrow Agent (earnest money and/or down
24. Payment) in excess of \$10,000 to be conveyed by wire transfer. The parties hereby
25. Direct the Escrow Agent to provide written confirmation of receipt of the Earnest
26. Money to the Agents involved in this transaction.
27. NOTE TO BE REDEEMED WITHIN FOUR DAYS OF WRITTEN ACCEPTANCE
28. OR 24 HOURS AFTER SATISFACTORY COMPLETION OF ALL QUALIFIED
29. INSPECTIONS, IF APPLICABLE.
30. Additional monies to be placed in escrow with a responsible lending institution,
31. title or trust company..... \$ tbd by lender
32. Execute and deliver note secured by a first mortgage on said premises
33. in the amount of [x] Conventional [] FHA [] VA [] OTHER..... \$ tbd by lender
34. Additional Terms: Seller to pay \$3,000 towards buyer's prepaids, closing cost and points. Property to transfer POS
35. compliant
36. FINANCING: BUYER shall make a written application for the above mortgage loan, order the appraisal and
37. provide verification to SELLER of said application and order of appraisal within 7 days and shall
38. obtain a commitment for that loan no later than 25 days after acceptance of this offer. If first mortgage
39. financing cannot be obtained despite BUYER Good faith efforts, Russell Real Estate Services reserves the right to
40. arrange acceptable financing. If first mortgage financing cannot be obtained then this Agreement shall be null and void.
41. Upon signing of a mutual release by SELLER and BUYER, the earnest money deposit shall be returned to the BUYER
42. without any further liability of either party to the other or to the Brokers and their agents.
43. CLOSING: All funds and documents necessary for the completion of this transaction shall be placed in escrow
44. with the lending institution or escrow company on or before 03/09/2023, and title shall be
45. recorded on or about 03/09/2023.

SELLER'S INITIALS AND DATE
02/09/23

BUYER'S INITIALS AND DATE
02/09/23

Property Address: 1936 Staunton Road, Cleveland Heights, OH 44118

46. **POSSESSION:** SELLER shall deliver possession and occupancy of the Property to the BUYER (with all personal
47. property not included in the sale, trash, & debris removed) on or before 5:00 AM PM, 3 _____ days after
48. title transfer. Subject to BUYER'S rights, if any, the premises may be occupied by the SELLER free for _____ day(s)
49. and an additional 0 _____ days at a rate of \$0.00 _____ per day, no later. Insurance coverage and payment and
50. collection of fees for use and occupancy after recording of title are the sole responsibility of SELLER and BUYER.

51. **ELECTRONIC DATA SECURITY: It is acknowledged and agreed that Russell Real Estate Services (Broker),**
52. **its agents and employees, will never ask any party to a transaction to wire funds or to supply credit or debit**
53. **card or bank account numbers. BUYER and SELLER are advised to independently confirm any transfer**
54. **instructions directly with Escrow Agent identified herein. BUYER and SELLER hereby agree to release all**
55. **brokers, and agents involved in this transaction from any and all claims, damages, and causes of action**
56. **related to any unlawful electronic security access by a third party in connection with any agent or broker**
57. **communications.**

58. **WALK THROUGH:** BUYER and SELLER agree that BUYER will be given an opportunity to walk through the property
59. on or about 1-3 _____ day(s) prior to title transfer or possession, whichever occurs first, to solely verify that it is in the
60. same or similar condition, absent normal wear and tear, that it was at the time of Acceptance. BUYER acknowledges
61. that no issues may be raised at the time of the walk-through with respect to any condition of the property that were in
62. existence at the time of BUYER'S viewing or inspection of it. If the walk-through evidences a material adverse change
63. in the property's condition, BUYER shall promptly notify SELLER and Escrow Agent in writing. Thereafter, the BUYER
64. and SELLER shall mutually agree in writing upon an amount to be either: (1) held in escrow from SELLER'S proceeds
65. pending correction of the material adverse change; or (2) credited to the BUYER through escrow at the time of title
66. transfer.

67. **TITLE:** SELLER shall convey a marketable title to BUYER by general warranty deed and/or fiduciary deed, if
68. required, with dower rights released, free and clear of all liens and encumbrances whatsoever, except a) any
69. mortgage assumed by BUYER, b) such restrictions, conditions, easements (however created) and encroachments
70. as do not materially adversely affect the use or value of the property, c) zoning ordinances, if any, and d) taxes and
71. assessments, both general and special, not yet due and payable. BUYER is encouraged to obtain Owner's Title
72. Insurance Policy ("OTIP"). An OTIP is different than a lender's title Insurance Policy, which will not protect the BUYER
73. from claims and challenges on the title. SELLER shall furnish an OTIP in the amount of the purchase price, or _____
74. from Newman Title LLC, or _____, as agreed to by the parties. BUYER agrees to release and
75. discharge any and all claims and losses against The Russell Realty Company, d/b/a Russell Real Estate Services and
76. it's agents should the BUYER elect not to purchase an OTIP. I/we acknowledge and agree that I /we have (or will) select
77. and engage a title agency, title insurance company, and/or escrow/settlement company (collectively "Title Companies")
78. of my/our own choosing after conducting my/our own inquiry sufficient to provide all of the information needed to make
79. that independent decision. Accordingly, I/we acknowledge and agree that while I/we may have been introduced to
80. my/our choice of Title Companies by Russell Realty Company, d/b/a Russell Real Estate Service, or one or more of its
81. agents, employees, officers and directors (collectively "Russell"), I/we did not rely on that introduction or any
82. representation, act or non-act by Russell in deciding to engage a Title Company and, further agree that I/we hereby
83. release and hold harmless Russell from any direct or vicarious claims or liability arising from any misappropriation of
84. funds, fraud, negligence, malfeasance or any other inappropriate action(s) of the Title Company I/we selected, unless
85. I/we select Newman Title. I/we understand that this is a material term of this Disclosure and that I/we can have an
86. attorney, of my/our choosing, review same and I /we have either done so, or have chosen not to do so, on our own
87. without undue pressure by anyone. SELLER shall have thirty (30) days after notice to remove title defects. If unable
88. to do so, BUYER may either a) accept Title subject to each defect without any reduction in the purchase price or
89. b) terminate this agreement, in which case neither BUYER, SELLER or any broker shall have any further liability to each
90. other, and both BUYER and SELLER agree to sign a mutual release, releasing earnest money to BUYER.

91. **PRORATIONS:** General taxes, annual maintenance fees, subdivision charges, special assessments, city and county
92. charges, heating fuel oil/propane (if any) and tenant's rents, collected or uncollected, shall be prorated as of the
93. date the title has been recorded. Taxes and assessments shall be prorated based upon the latest available tax
94. duplicate. However, if the tax duplicate is not yet available or the improved land is currently valued as land only,
95. taxes and assessments shall be prorated based upon 35% of the selling price times the millage rate. The escrow
96. agent is instructed to contact the local governmental taxing authority, verify the correct tax value of the property as
97. of the date the title has been recorded and pay the current taxes due to the date the title has been recorded. If
98. the property being transferred is new construction and recently completed or in the process of completion at the
99. time the agreement was signed by the parties, the escrow agent is instructed to make a good faith estimate of the
100. taxes to be owed on the value of the improved property to the date the title has been recorded and reserve sufficient
101. funds in escrow from Seller's net proceeds to pay those taxes when they become due and payable after the title
102. has been recorded. The escrow agent is instructed to release the balance of the funds on reserve to SELLER
103. once they receive notice from the local county auditor that the taxes on the land and improvements have been paid


02/09/23
SELLER(S) INITIALS AND DATE
dotloop verified

 / 
02/09/23 4:45 PM EST
BUYER(S) INITIALS AND DATE

Property Address: 1936 Staunton Road, Cleveland Heights, OH 44118

104. in full to the date the title has been recorded. SELLER and BUYER acknowledge that the latest available tax duplicate
105. may not reflect the accurate amount of taxes and assessments that will be owed. SELLER and BUYER agree to adjust
106. directly outside of escrow for any increase or decrease in valuation and the cost of all passed or levied, but not yet
107. certified, taxes and assessments, if any, prorated to the date the title has been recorded. SELLER is not aware of
108. any proposed taxes or assessments, public or private, except the following: _____

109. _____. In the event the property shall be deemed subject to any agricultural
110. tax recoupment (C.A.U.V.), BUYER SELLER agrees to pay the amount of such recoupment.


111. **CHARGES/ESCROW INSTRUCTIONS:** This agreement shall be used as escrow instructions subject to the Escrow
112. Agent's usual conditions of acceptance. The Mortgage Location Survey is to be performed by Exacta Land Surveying
113. or _____. **SELLER** shall pay the following costs through escrow: a) deed
114. preparation, b) real estate transfer tax, c) any amount required to discharge any mortgage, lien or encumbrance not
115. assumed by BUYER, d) title exam and one half the cost of insuring premium for Owners Title Insurance Policy, e)
116. prorations due BUYER, f) Broker's commissions, g) one-half of the escrow fee (unless VA/FHA regulations prohibit
117. payment of escrow fees by BUYER in which case SELLER shall pay the entire escrow fee). Tenant security deposits, if
118. any, shall be credited in escrow to the BUYER. The escrow agent shall withhold \$400.00 from the proceeds due
119. SELLER for payment of Seller's final water and sewer bills. SELLER shall pay all utility charges to date of recording of
120. title or date of possession whichever is later. **BUYER** shall pay the following through escrow (unless prohibited by VA/FHA
121. regulations): a) one-half of the escrow fee, b) one half the cost of insuring premium for Owners Title Insurance Policy,
122. c) all recording fees for the deed and any mortgage, and d) a Brokerage Commission of \$265 (plus any amount due if
123. an Exclusive Buyer Representation Agreement exists) payable to Russell Real Estate Services (address on line 313).
124. SELLER and BUYER hereby authorize and instruct escrow agent to send a copy of their fully signed Closing Disclosure
125. or Settlement Statement(s) to both Broker(s) listed on this Agreement promptly after closing, which Broker(s) may submit
126. to other parties to the transaction.



127. **HOME WARRANTY:** BUYER has been made aware and acknowledges that several Limited Home Warranty
128. Insurance Policies issued by numerous companies are available and that such policies have deductibles, and may
129. not cover pre-existing defects in the property, and have items excluded from coverage. BUYER does does not
130. elect to secure a Limited Home Warranty Plan issued by CINCH Home Services or _____.
131. The cost of \$672.00 shall be paid by BUYER SELLER through escrow.

132. **INSPECTION:** BUYER acknowledges that it has been recommended to him/her that he/she engage, at his/her
133. expense, the services of licensed (as required) or professional inspectors to inspect the premises to ascertain
134. that the condition of the premises is as called for in this agreement. This agreement shall be subject to the following
135. inspection(s), by a qualified licensed (as required) or professional inspector of Buyer's choice within the specified
136. number of days from acceptance of binding agreement. BUYER assumes sole responsibility to select and retain a
137. qualified licensed (as required) or professional inspector for each requested inspection and releases Broker of any
138. and all liability regarding the selection or retention of the inspector(s). If BUYER does not elect inspections, BUYER
139. acknowledges that BUYER is acting against the advice of Buyer's agent and broker. BUYER understands that all
140. real property and improvements may contain defects and conditions that are not readily apparent and which may
141. affect a property's use or value. BUYER and SELLER agree that the Broker(s) and their agent(s) do not guarantee and
142. in no way assume responsibility for the property's condition. BUYER acknowledges that it is Buyer's own duty to
143. exercise reasonable care to inspect and make diligent inquiry of the SELLER or Buyer's inspectors regarding the
144. condition and systems of the property. BUYER further acknowledges that the entire house was open for observation
145. and that BUYER had an unimpeded opportunity to inspect the entire house and did inspect said house. The BUYER
146. further understands and agrees that it is not the responsibility of the brokerage firms or real estate agents to inspect
147. the property and agrees to waive all liability and hold harmless any brokerage firm or real estate agent connected with
148. this transaction.

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



- | | Yes | No | | Paid By: | SELLER | BUYER |
|------|-------------------------------------|-------------------------------------|--|----------|--------------------------|-------------------------------------|
| 151. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. GENERAL HOME INSPECTION by a <u>licensed</u> inspector within <u>7</u> days from acceptance of this offer. | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 152. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. SEPTIC SYSTEM INSPECTION by a <u>professional</u> inspector (first verify with County Regulations) within _____ days from acceptance of this offer. | | <input type="checkbox"/> | <input type="checkbox"/> |
| 153. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. WELL WATER TEST for potability, by a <u>professional</u> inspector within _____ days from acceptance of this offer. | | <input type="checkbox"/> | <input type="checkbox"/> |
| 155. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. WELL INSPECTION for adequate flow rate, by a <u>professional</u> inspector within _____ Days from acceptance of this offer. | | <input type="checkbox"/> | <input type="checkbox"/> |


02/09/23
SELLER(S) INITIALS AND DATE

 / 
02/09/23 / 02/09/23
BUYER(S) INITIALS AND DATE


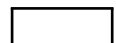
Property Address: 1936 Staunton Road, Cleveland Heights, OH 44118

- Yes No**
156. 5. TERMITE/WOOD DESTROYING INSECT INSPECTION by a licensed inspector within _____ days from acceptance of this offer. **Paid By:** SELLER BUYER
If FHA/VA regulations prohibit the payment of Insect Inspection by BUYER, SELLER shall pay cost.
157. 6. INSPECTION FOR PRESENCE OF LEAD BASED PAINT, AND/OR LEAD BASED PAINT HAZARD by a professional inspector within ten (10) days _____ after acceptance of the contract. **Paid By:** SELLER BUYER
158. 7. RADON INSPECTION by a professional inspector within 7 days from acceptance of this offer. **Paid By:** SELLER BUYER
159. 8. ASBESTOS INSPECTION by a professional inspector within _____ days from acceptance of this offer. **Paid By:** SELLER BUYER
160. 9. MOLD OF ANY TYPE INSPECTION by a professional inspector within _____ days from acceptance of this offer. **Paid By:** SELLER BUYER
161. 10. FOUNDATION INSPECTION by a professional inspector within _____ days from acceptance of this offer. **Paid By:** SELLER BUYER
162. 11. OTHER INSPECTION(S) by a licensed or professional inspector within _____ days from acceptance of **of this offer.** **Paid By:** SELLER BUYER
List Other: _____
163. 12. ANY INSPECTION(S) the Home Inspector recommends (if a home inspection is obtained) including but not limited to any of the inspections that the buyer previously elected not to perform within the later of 7 days from acceptance of this offer or 7 days of the Home Inspectors recommendation. **Paid By:** SELLER BUYER

164. **WAIVER:**  /  (INITIALS) BUYER hereby waives each and every professional inspection to which BUYER
165. has not indicated "YES". Any failure by BUYER to perform any elected inspection shall be deemed a waiver of such
166. inspection and absolute acceptance of the Property by BUYER in its "AS IS" condition.

167. **BUYER shall within 3 days of completion of the last inspection requested elect one of the following:**
168. **A)** Remove the inspection contingency accepting the property in its "AS IS" PRESENT PHYSICAL CONDITION. If the
169. property is accepted in its "AS IS" present physical condition, then BUYER agrees to sign an Amendment of
170. Contingency Removal accepting the property "AS IS";
171. **B)** Accept the property subject to the SELLER agreeing to have specific material defects, that were either previously disclosed
172. in writing by the SELLER or identified in a written inspection report repaired by a qualified contractor in a professional manner
173. at SELLER expense. BUYER shall provide to SELLER a copy of the inspection report(s) and sign an Amendment to
174. the Purchase Agreement removing the inspection contingency and identifying the defects which are to be repaired.
175. SELLER and BUYER shall have four (4) days from SELLER receipt of the written list of defects and the inspection
176. report(s) to agree in writing which defects, if any, will be corrected by SELLER. If a written Agreement is not signed by
177. SELLER and BUYER within those four(4) days, this agreement shall be null and void and SELLER and BUYER agree
178. to sign a mutual release, whereupon signing of a mutual release by SELLER and BUYER, the earnest money deposit
179. shall be returned to the BUYER without any further liability between SELLER and BUYER or to RUSSELL REAL ESTATE
180. SERVICES;
181. **C)** Terminate this Agreement if written inspection report(s) identify material latent defects NOT previously disclosed in writing
182. by the SELLER or any cooperating real estate broker. Buyer agrees to provide a copy of the written inspection report(s) to
183. Seller, and whereupon signing of a mutual release by SELLER and BUYER, the earnest money deposit shall be
184. returned to the BUYER without any further liability between SELLER and BUYER or to RUSSELL REAL ESTATE
185. SERVICES.
186. FAILURE TO HAVE INSPECTION(S) COMPLETED AS REQUIRED ABOVE, OR TO NOTIFY SELLER BY
187. WRITTEN NOTICE AS REQUIRED ABOVE, OF ANY DEFECTS BEFORE EXPIRATION OF THE INSPECTION
188. PERIOD SHALL CONSTITUTE A WAIVER OF SUCH DEFECTS, AND BUYER SHALL TAKE THE PROPERTY
189. AS IS" WITH RESPECT TO SUCH DEFECTS.
190. The SELLER and BUYER can mutually agree **IN WRITING** to extend the dates for inspections, repairs, or to exercise
191. their right to terminate this Agreement. SELLER agree to provide reasonable access to the property for BUYER to
192. review and approve any conditions corrected by the SELLER.

193. **MEGAN'S LAW/SEX OFFENDER REGISTRATION LAW(S):** SELLER warrants that SELLER has disclosed to
194. BUYER all notices received pursuant to Ohio's sex offender law. The BUYER acknowledges that the information
195. disclosed may no longer be accurate and agrees to inquire with the local sheriff's office. BUYER agrees to assume

 / 
02/09/23
SELLER(S) INITIALS AND DATE

 / 
02/09/23
BUYER(S) INITIALS AND DATE

Property Address: 1936 Staunton Road, Cleveland Heights, OH 44118

196. the responsibility to check with the local sheriff's office for additional information. BUYER will rely on Buyer's own
197. inquiry with the local sheriff's Office as to registered sex offenders in the area and will not rely on SELLER or any
198. real estate agent involved in the transaction to determine if a sex offender resides in the area of any property
199. BUYER may purchase.
200. **CONDITION OF PROPERTY:** BUYER has examined the property and agrees that the property is being purchased in
201. its "As Is" Present Physical Condition including any defects disclosed by the SELLER on the Ohio Residential Property
202. Disclosure Form or identified by any inspections requested by either party or any other forms or addenda made a
203. part of this agreement. SELLER agrees to notify BUYER in writing of any additional disclosure items that arise be-
204. tween the date of acceptance and the date of recording of the deed. BUYER has not relied upon any representations,
205. warranties, or statements about the property (including but not limited to its condition or use) unless otherwise
206. disclosed on this agreement or on the Residential Property Disclosure Form.

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

211. SELLER shall pay all costs for the repair of any utility line that the SELLER has responsibility for at the time of
212. recording of title or transfer/restoration of utilities, whichever is sooner. SELLER agrees to comply with any and
213. all local governmental point of sale laws and/or ordinances. SELLER will promptly provide BUYER with copies of any
214. notices received from governmental agencies to inspect or correct any current building code or health violations. If
215. applicable, BUYER and SELLER have five (5) days after receipt by BUYER of all notices to agree in writing which
216. party will be responsible for the correction of any building code or health violation(s). If BUYER and SELLER
217. cannot agree in writing, this Agreement can be declared null and void by either party. In that event SELLER and
218. BUYER agree to sign mutual release with instruction to the Broker on disbursement of the earnest money.

219. **REPRESENTATIONS AND DISCLAIMERS:** BUYER acknowledges that the SELLER completed the Residential
220. Property Disclosure Form unless otherwise stated above and SELLER has not made any representations or warranties,
221. either expressed or implied, regarding the property, (except for the Ohio Residential Property Disclosure Form, if
222. applicable), and agrees to hold the Brokers and their agents harmless from any misstatements or errors made by the
223. SELLER on the form. BUYER also acknowledges and agrees that the Brokers and their agents have no obligation
224. to verify or investigate the information provided by the SELLER on that form. BUYER hereby acknowledges that
225. any representation by SELLER or the real estate agent(s) regarding the square footage of the rooms, structures
226. or lot dimensions, homeowner's fees, public and private assessments, utility bills, taxes and special assessments
227. are approximate and not guaranteed. Notwithstanding anything to the contrary, SELLER makes no representations
228. or warranties with regard to the municipality, zoning, school district, or use of the property, and BUYER assumes sole
229. responsibility for researching the foregoing conditions. BUYER acknowledges that BUYER has conducted
230. investigations of these conditions and the use of the real estate, and verified that the real estate is suitable for
231. BUYER'S intended use. SELLER also made no representations with regard to conditions outside of the boundaries
232. of the real estate, including but not limited to, crime statistics, registration of sex offenders, noise levels (i.e., airports,
233. interstates, environmental), local regulations/development or any other issues of relevance to the BUYER, and
234. BUYER assumes sole responsibility for researching such conditions. BUYER acknowledges that BUYER has been
235. given the opportunity to conduct research pertaining to any and all of the foregoing prior to execution of this
236. agreement. BUYER is relying solely on BUYER's own research, assessment and inquiry with local agencies and has
237. not relied on SELLER or any Broker/agent involved in this transaction. Please list any and all verbal representations
238. (if any) made By Brokers or their agent that you relied upon when purchasing this property. _____
239. _____

240. **ADDENDA:** The additional terms and conditions in the attached addenda Agency Disclosure Form Residential
241. Property Disclosure FHAVA FHA Home Inspection Notice Secondary Offer Condominium Short Sale
242. House Sale Contingency House Sale Concurrency Lead Based Paint (required if built before 1978)
243. Homeowner's Association Newman Title Agency, LTD. Affiliated Business Arrangement Disclosure Statement
244. Russell Insurance and Investments, LLC Affiliated Business Arrangement Disclosure Statement Your Home
245. Financial LLC Affiliated Business Arrangement Disclosure Statement CINCH Service Agreement Disclosure
246. Statement Other: Promissory note
247. _____

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

SELLER INITIALS AND DATE

02/09/23
dotloop verified

BUYER INITIALS AND DATE


02/09/23
dotloop verified

Property Address: 1936 Staunton Road, Cleveland Heights, OH 44118

250. **DAMAGE:** If any building or other improvements are destroyed or damaged in excess of ten percent of the Purchase
251. price prior to title transfer, BUYER may either a) accept the insurance proceeds for said damage and complete this
252. transaction or b) terminate this agreement and receive the return of all deposits made. In that event, SELLER and
253. BUYER agree to sign a *mutual release*, with instruction to the Broker on disbursement of the earnest money on deposit.
254. BUYER has the right to inspect this property for any reason. If such damage is less than ten percent of the purchase price,
255. SELLER shall restore the property to its prior condition and BUYER agrees to complete the purchase of the Property.

256. **EARNEST MONEY:** The Broker shall acknowledge receipt of the earnest money shown on line 22 to the escrow agent
257. who shall credit that amount to the Buyer's escrow account. Unless otherwise stated herein, the earnest money
258. shall be retained in the broker's trust account until after title transfer at which time it shall be applied
259. against any compensation due broker. Any amount by which the earnest money exceeds the compensation
260. due the broker shall be remitted to the escrow agent. In the event of a dispute between the SELLER and BUYER
261. regarding the disbursement of the earnest money in the Broker's trust account, the Broker is required by Ohio law
262. to maintain such funds in a trust account until the Broker receives (a) written instructions signed by the parties
263. specifying how the earnest money is to be disbursed or (b) a final court order that specifies to whom the earnest money
264. is to be rewarded. If within two years from the date the earnest money was deposited in the Broker's trust account, the
265. parties have not provided the Broker with such signed instructions or written notice that such legal action to resolve the
266. dispute has been filed, the Broker shall return the earnest money to the BUYER with no further notice to the SELLER.

267. **PERFORMANCE:** If the BUYER fails to perform this contract at the time and in the manner herein specified or
268. defaults in the performance of any of the obligations imposed by the terms hereof, SELLER may, at Seller's option,
269. treat this Agreement as null and void and earnest money shall be forfeited by BUYER in favor of SELLER. It is
270. agreed and stipulated that if BUYER defaults in his/her/their performance of this agreement, then BUYER shall be
271. obligated to pay any and all commissions due RUSSELL REAL ESTATE SERVICES. If SELLER does not perform his
272. obligations under this contract within said time, BUYER may, at his option, treat this contract as null and void and
273. receive the return of earnest money, in which case SELLER agrees to pay the commission as though the sale and
274. transfer had been fully consummated. All parties hereto hereby acknowledge receipt of a full and complete copy of
275. this Agreement. This contract shall be binding on the SELLER, the BUYER, their heirs, executors, administrators,
276. successors and assigns. State law requires that RUSSELL REAL ESTATE SERVICES has a signed mutual release
277. or court order before releasing earnest money (All parties hereby agree to sign a Mutual Release accordingly).
278. See, Earnest Money, above.

279. **FAIR HOUSING STATEMENT:** It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of
280. the Revised Code and the Federal Fair Housing law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign,
281. rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing
282. accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion,
283. sex, familial status as defined in section 4112.01 of the Revised Code, ancestry, military status as defined in that
284. section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental
285. of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit,
286. to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the
287. neighborhood of a person or persons belonging to one of the protected classes. In addition to the above Fair Housing
288. Statement, this statement shall include and apply to the observance of and full compliance with any/all federal, state
289. and local fair housing laws.

290. **BINDING AGREEMENT:** Upon written acceptance, then either written or verbal notice of such acceptance to the last-
291. offering party, this offer and any addenda listed above shall become a legally binding agreement upon BUYER and
292. SELLER and their heirs, executors, administrators and assigns and shall represent the entire understanding of the
293. parties regarding this transaction. All counter-offers, amendments, changes or deletions to this Agreement shall be in
294. writing and be signed/initialed by both BUYER and SELLER. Facsimile or electronic signatures shall be deemed
295. binding and valid. This Agreement shall be used as escrow instructions subject to the Escrow Agent's usual conditions
296. of acceptance. If there is any conflict between the escrow's conditions of acceptance and this agreement, the
297. terms of this agreement shall prevail. For purposes of this Agreement, "days" shall be defined as calendar days.

298. **RUSSELL INSURANCE AND INVESTMENTS, LLC:** Upon final acceptance, Buyer requests Russell Insurance and
299. Investments to contact me/us for a free, no obligation review of our insurance needs for this purchase YES NO

300. This Offer is open for acceptance in writing until 3:00 o'clock (AM) (PM) EST, on 02/10/2023

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

THIS SECTION LEFT INTENTIONALLY BLANK


02/09/23
SELLER(S) INITIALS AND DATE

RESIDENTIAL PURCHASE AGREEMENT 06.15.22


02/09/23
BUYER(S) INITIALS AND DATE

Property Address: 1936 Staunton Road, Cleveland Heights, OH 44118

BUYER SIGNATURE(S):

302. BUYER: *Terrance Ray* dotloop verified 02/09/23 4:35 PM EST GUSL-OUYB-RCV0-8QAZ Email: _____
303. Print Name: Terrance Ray Phone: _____

304. BUYER: *Olivia Ray* dotloop verified 02/09/23 4:32 PM EST TKNE-BMNO-UEBT-UECQ Email: _____
305. Print Name: Olivia Ray Address: _____

306. Date: _____ City/State/Zip: _____

RUSSELL REAL ESTATE SERVICES (License # 0000387521):

307. By: *Edith Ross* dotloop verified 02/09/23 9:12 AM EST SHPK-VJZY-BTCT-65DA Office: Russell Real Estate Services Phone: 216-392-3668

308. SELLER **ACCEPTS** the above offer and,

309. **REJECTS** said offer; or **COUNTEROFFERS** according to the above modifications initiated by SELLER.

310. Counteroffer shall become null and void if not accepted in writing on or before _____ o'clock (AM) EST
311. on _____ (PM) EST

312. Upon final acceptance, SELLER instructs the Escrow Agent to pay from SELLER'S escrow funds upon title transfer
313. a Brokerage Commission \$265, if the property is listed with Russell Real Estate Services, and: _____

314. _____ Percent (3/2 %)

315. of the Purchase Price to Russell Real Estate Services, 12190 Pearl Road Strongsville, Ohio 44136

316. AND (Other Broker, if any) _____ to be paid as per Listing Agreement.

SELLER SIGNATURE(S):

317. SELLER: *Wentao Any Jia* dotloop verified 02/09/23 5:04 PM PST WLKP-ZPGI-KM2V-ZK76 Email: _____
318. Print Name: _____ Phone: _____

319. SELLER: _____ Email: _____
320. Print Name: _____ Address: _____

321. Date: _____ City/ST/ZC: _____

List Broker/Agent Information:

Selling Broker/Agent Name Information:

322. Realty Trust Services,LLC 9165
Listing Real Estate Company (Company OH BRKR LIC #)

Russell Real Estate Services #0000387521
Selling Real Estate Company (Company OH BRKR LIC #)

323. Rakesh Baniya 2019007609
Listing Agent (Agent OH RE LIC #)

Edith Ross 2017001122
Selling Agent (Agent OH RE LIC #)

324. 440-570-9815
Listing Agent Cell Phone#

2163923668
Selling Agent Phone#

325. rakesh@rtserve.com
Listing Agent Email

sellwithedith@gmail.com
Selling Agent Email

326. 2162187976
Listing Office Phone# (Office MLS #)

216-392-3668
Selling Office Phone# (Office MLS)

PROMISSORY NOTE

\$1,000.00 _____

DATE: 02/08/2023 _____

ON DEMAND after date, for valuable consideration, I/we promise to pay to the order of:
RUSSELL REAL ESTATE SERVICES, 12190 PEARL ROAD, STRONGSVILLE, OH 44136

one thousand dollars _____ **DOLLARS**

With interest at 0 _____ per annum.

DUE ON DEMAND



Terrance Ray dotloop verified
02/09/23 4:36 PM EST
YZTQ-FSVH-16AJ-TTL5

Olivia Ray dotloop verified
02/09/23 4:32 PM EST
GKRP-TYYL-QCRK-GEOT

RE: PROPERTY ADDRESS: 1936 Staunton Road, Cleveland Heights, OH 44118

09-15-15

NEWMAN TITLE AGENCY, LTD.

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT



Property: 1936 Staunton Road, Cleveland Heights, OH 44118 Date: _____

From: **Russell Real Estate Services**

THIS IS TO GIVE NOTICE THAT The Russell Realty Company, DBA: Russell Real Estate Services, its shareholders, the Russell Real Estate Services Agent(s) (as disclosed below) involved in this transaction and/or Real Estate Broker may have a business relationship with the following entities:

Newman Title Agency, Ltd. is a joint venture owned by Alliance Holding Company, LLC (50.1%), The Russell Realty Company (14.9%), Ronald N. Russell (10%) and many of the agents of Russell Real Estate Services (25%). Because of this relationship, this referral may provide a financial or other benefit to The Russell Realty Company and the Russell Real Estate Services Agent(s) in this transaction who are owner(s)/member(s) of said joint venture company as disclosed below.

The Managing Member of Newman Title Agency, Ltd. is Alliance Holding Company, LLC, a wholly owned subsidiary of Title Alliance Ltd. Newman Title Agency, Ltd. is an authorized agent for First American Title Insurance Company and Old Republic National Title Insurance Company. Set forth below are the estimated charges or range of charges by for the following settlement services listed:

Title Insurance Premium*	Title Examination Fee by County		Closing Fee per side by County (based on where the settlement occurs)	
As filed with the State of Ohio	Cuyahoga: \$ 350.00	Geauga: \$ 350.00	Cuyahoga: \$ 350.00	Geauga: \$ 350.00
Title Commitment Fee: \$100.00	Portage: \$ 350.00	Lake: \$ 350.00	Portage: \$ 350.00	Lake: \$ 350.00
	Summit: \$ 250.00	Lorain: \$ 350.00	Summit: \$ 250.00	Lorain: \$ 350.00
	Wayne: \$ 200.00	Medina: \$ 250.00	Wayne: \$ 200.00	Medina: \$ 250.00
	Sandusky: \$ 250.00	Erie: \$ 250.00	Sandusky: \$ 250.00	Erie: \$ 250.00
	Huron: \$ 250.00	Stark: \$ 250.00	Huron: \$ 250.00	Stark: \$ 250.00
	Ashland: \$ 200.00	Mahoning: \$ 300.00	Ashland: \$ 200.00	Mahoning \$ 300.00
	Ottawa: \$ 250.00	Ottawa: \$ 250.00	Ottawa: \$ 250.00	

**May be less if prior title evidence is available.*

The Russell Realty Company DBA: Russell Real Estate Services Agent Disclosure Acknowledgement:

The following Russell Real Estate Services Listing Agent(s) _____ has/have a financial interest in Newman Title Agency, Ltd. equal to or less than 5%.

The following Russell Real Estate Services Buyer Agent(s) Edith Ross _____ has/have a financial interest in Newman Title Agency, Ltd. equal to or less than 5%.

You are **NOT** required to use and/or purchase any service/product from or through Newman Title Agency, Ltd. as a condition for purchase, sale or refinance of the subject property. There are other companies and agencies available that sell similar services/products. You may, and are advised to, inquire with other individuals and/or entities to determine if you are receiving the best services/products, and the best price/rate for said products/services. Please note that a lender is allowed, however, to require the use of an attorney, credit reporting agency, or real estate appraiser chosen to represent lender's interest.

ACKNOWLEDGEMENT: I/We have read this disclosure form, and understand that The Russell Realty Company, DBA: Russell Real Estate Services® and their Agent(s) are referring me/us to purchase the above described services from Newman Title Agency, Ltd. and Russell Real Estate Services, its owners, and the Agent(s) checked/disclosed above may receive income or other benefit as a result of the referral and our engagement of either company.

I/We, the undersigned, acknowledge that I/we have read, understand and received a copy of this disclosure form.

Wentao Amy Jia dotloop verified 02/09/23 5:04 PM PST YGHP-XIUF-05VD-BVHW _____
Seller Date

Terrance Ray dotloop verified 02/09/23 4:36 PM EST XMIM-YNPQ-Z9B5-WYLS _____
Buyer Date

Print Name

Seller Date

Terrance Ray
Print Name
Olivia Ray dotloop verified 02/09/23 4:32 PM EST AGLM-AJJP-B7NH-ANSM _____
Buyer Date

Print Name

Olivia Ray
Print Name

YOUR HOME FINANCIAL LLC
AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Property: 1936 Staunton Road, Cleveland Heights, OH 44118 Date: _____

From: **Russell Real Estate Services**

THIS IS TO GIVE NOTICE THAT The Russell Realty Company, DBA: Russell Real Estate Services, its shareholders, the Russell Real Estate Services Agent(s) (as disclosed below) involved in this transaction and/or Real Estate Broker may have a business relationship with the following entities:

Your Home Financial LLC is a joint venture owned by Shelter Mortgage, L.L.C. (50%), and Your Home Investments, LLC (50%). The owners of Your Home Investments LLC are: Jeff R. Russell (49.1%), Ronald N. Russell (5.1%) and many of the agents of Russell Real Estate Services (45.8%). Because of this relationship, this referral may provide a financial or other benefit to The Russell Realty Company and the Russell Real Estate Services Agent(s) in this transaction who are owner(s)/member(s) of said joint venture company as disclosed below.

Set forth below are the estimated charges or range of charges by Your Home Financial LLC for the following settlement services listed:

Service Provider:	Your Home Financial, LLC
Fee/Service Name:	Charges or Range:
Loan Origination Charges	\$1,195 or 0%-1% of the loan amount in some cases
Loan Discount Points	0-3% depending on the rate chosen
Processing Fee	\$0.00-\$495.00 depending on the product

The Russell Realty Company DBA: Russell Real Estate Services Agent Disclosure Acknowledgement:

The following Russell Real Estate Services Listing Agent(s) _____
 has/have a financial interest in Your Home Investments LLC equal to or less than 5%.

The following Russell Real Estate Services Buyer Agent(s) Edith Ross _____
 has/have a financial interest in Your Home Investments LLC equal to or less than 5%.

You are **NOT** required to use and/or purchase any service/product from or through Your Home Financial LLC as a condition for purchase, sale or refinance of the subject property. **There are other companies and agencies available that sell similar services/products. You may, and are advised to, inquire with other individuals and/or entities to determine if you are receiving the best services/products, and the best price/rate for said products/services.** Please note that a lender is allowed, however, to require the use of an attorney, credit reporting agency, or real estate appraiser chosen to represent lender's interest.

ACKNOWLEDGEMENT: I/We have read this disclosure form, and understand that The Russell Realty Company, DBA: Russell Real Estate Services® and their Agent(s) are referring me/us to purchase the above described services from Your Home Financial LLC, and Russell Real Estate Services, it owners, and the Agent(s) checked/disclosed above may receive income or other benefit as a result of the referral and our engagement of either company.

I/We, the undersigned, acknowledge that I/we have read, understand and received a copy of this disclosure form.

Wentao Amy Jia dotloop verified
02/09/23 5:04 PM PST
8GDI-N1SA-7AQA-J5QN _____
 Seller Date

 Print Name

 Seller Date

 Print Name

Terrance Ray dotloop verified
02/09/23 4:36 PM EST
B50D-RRHL-BJVV-FLWE _____
 Buyer Date

Terrance Ray
 Print Name

Olivia Ray dotloop verified
02/09/23 4:32 PM EST
YNNG-TCOB-U4MJ-J9BR _____
 Buyer Date

Olivia Ray
 Print Name

RUSSELL INSURANCE AND INVESTMENTS, LLC
AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT



Property: 1936 Staunton Road, Cleveland Heights, OH 44118 Date: _____

From: **Russell Real Estate Services**

THIS IS TO GIVE NOTICE THAT The Russell Realty Company, DBA: Russell Real Estate Services, its shareholders, the Russell Real Estate Services Agent(s) (as disclosed below) involved in this transaction and/or Real Estate Broker may have a business relationship with the following entities:

Russell Insurance and Investments, LLC, an Ohio Limited Liability Company owned by Ronald N. Russell (45%) and many of the agents of Russell Real Estate Services (45%) and up to (10%) owned by the licensed insurance agents of Russell Insurance and Investments, LLC. Because of this relationship, your engagement of Russell Insurance and Investment LLC to assist in placing an insurance policy may provide a financial or other benefit to The Russell Realty Company owners and those Agent(s) involved in this transaction who are owner(s)/member(s) of said limited liability company as disclosed below. **Policies for homes ranging from \$50,000 to \$500,000 typically are priced at approximately \$400 - \$2,000+ per year.**

The Russell Realty Company DBA: Russell Real Estate Services Agent Disclosure Acknowledgement:

The following Russell Real Estate Services Listing Agent(s) _____
has/have a financial interest in Russell Insurance and Investments, LLC equal to or less than 5%.

The following Russell Real Estate Services Buyer Agent(s) Edith Ross _____
has/have a financial interest in Russell Insurance and Investments, LLC equal to or less than 5%.

You are **NOT** required to use and/or purchase any service/product from or through Russell Insurance and Investments, LLC as a condition for purchase, sale or refinance of the subject property. **There are other companies and agencies available that sell similar services/products. You may, and are advised to, inquire with other individuals and/or entities to determine if you are receiving the best services/products, and the best price/rate for said products/services.** Please note that a lender is allowed, however, to require the use of an attorney, credit reporting agency, or real estate appraiser chosen to represent lender's interest.

ACKNOWLEDGEMENT: I/We have read this disclosure form, and understand that The Russell Realty Company, DBA: Russell Real Estate Services® and their Agent(s) are referring me/us to purchase the above described services from Russell Insurance and Investments, and Russell Real Estate Services, it owners, and the Agent(s) checked/disclosed above may receive income or other benefit as a result of the referral and our engagement of this company.

I/We, the undersigned, acknowledge that I/we have read, understand and received a copy of this disclosure form.

Wentao Amy Jia dotloop verified
02/09/23 5:04 PM PST
BRHH-NCWS-CW95-ZIFA
Seller _____ Date _____

Print Name

Seller _____ Date _____

Print Name

Terrance Ray dotloop verified
02/09/23 4:36 PM EST
QJP1-DEMF-GJSL-71NH
Buyer _____ Date _____

Terrance Ray
Buyer _____
Print Name

Olivia Ray dotloop verified
02/09/23 4:32 PM EST
YW1B-T5KT-8PBj-JZZE
Buyer _____ Date _____

Olivia Ray
Buyer _____
Print Name

RUSSELL REAL ESTATE SERVICES CINCH SERVICE AGREEMENT DISCLOSURE STATEMENT



Property: 1936 Staunton Road, Cleveland Heights, OH 44118 **Date:** _____

As a convenience and service to our clients, customers and individuals who are involved in a real estate transaction with The Russell Realty Company, DBA; Russell Real Estate Services, we have entered into a Service Agreement with CINCH Home Services (CINCH). This relationship is provided to offer a source of service related to a real estate transaction from a respected provider of their service.

Russell Real Estate Services does not own or have an equity ownership interest in CINCH, the service provider below. However, because of our Service Agreement, our advertisement of the listed service provider may provide a financial or other benefit to The Russell Realty Company, its' shareholders, and or Real Estate Broker.



CINCH Home Services (CINCH) is a provider of limited home warranties and has a business relationship with The Russell Realty Company under the terms of a Service Agreement. CINCH may provide a financial or other benefit to The Russell Realty Company under the terms of this Service Agreement. Premiums for a one year limited home warranty starts at \$389 with a \$200 deductible or \$489 with a \$100 deductible for basic coverage, and increases depending on

equipment and systems in the structure and options selected. The existence of this Service Agreement does not increase the cost of the limited home warranty to the public.

You are **NOT** required to use and/or purchase any service/product from or through CINCH as a condition for purchase, sale or refinance of the subject property. **There are other companies and agencies available that sell similar services/products. You may, and are advised to, inquire with other individuals and/or entities to determine if you are receiving the best services/products, and at the best price/rate for said products/services.**

Acknowledgement: I/We have read this disclosure form, and understand that The Russell Realty Company, DBA: Russell Real Estate Services has a Service Agreement with Cinch Home Services (CINCH) to advertise the products and services of the company. I/We, the undersigned, acknowledge that I/we have: read, understand and received a copy of this disclosure form.

Wentao Amy Jia dotloop verified
02/09/23 5:04 PM PST
5EW5-1M2B-YXNA-QIMA _____
Seller Date

Print Name

Seller Date

Print Name

Terrance Ray dotloop verified
02/09/23 4:36 PM EST
DYFK-T7SV-9UMR-IGOA _____
Buyer Date

Terrance Ray

Print Name

Olivia Ray dotloop verified
02/09/23 4:32 PM EST
RIJO-UXMY-D6NA-TVDO _____
Buyer Date

Olvia Ray

Print Name

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

Property Address: 1936 Staunton Road, Cleveland Heights, OH 44118

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.

Terrance Ray dotloop verified 02/09/23 4:38 PM EST HX1E-OSP7-B6HK-6GNO

BUYER DATE

Olivia Ray dotloop verified 02/09/23 4:32 PM EST XF2W-1YTI-0IRQ-PKQ2

BUYER DATE

Edith Ross dotloop verified 02/08/23 8:05 PM EST N8VK-0HXF-ZDT7-UBI3

BUYER DATE

Wentao Any Jia dotloop verified 10/30/22 10:27 PM PDT 1BTL-XN12-13FT-Q2YK

SELLER DATE

SELLER DATE

Rakesh Banija dotloop verified 10/30/22 12:17 PM EDT CPY7-XY2P-K9UE-C7JD

AGENT DATE

OR
02/09/23
4:32 PM EST
dotloop verified

TR
02/09/23
dotloop verified



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 _____

Owner's Initials Date _____

Purchaser's Initials Date _____
02/09/23
4:38 PM EST
dotloop verified

Purchaser's Initials Date _____
02/09/23
4:32 PM EST
dotloop verified

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: 1936 Staunton Road, Cleveland Heights, OH 44118

Owners Name(s): Wentao Amy Jia

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: 01/01/2022

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 10/13/2022

Owner's Initials [] Date

Purchaser's Initials [OR] Date 02/09/23 dotloop verified

Purchaser's Initials [TR] Date 02/09/23 4:38 PM EST dotloop verified

Property Address 1936 Staunton Road, Cleveland Heights, OH 44118

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

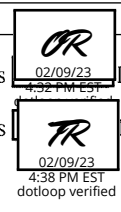
If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials  Date 10/13/2022

Owner's Initials  Date _____

Purchaser's Initials  Date _____

Purchaser's Initials  Date _____



Property Address 1936 Staunton Road, Cleveland Heights, OH 44118

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

If "Yes", please describe: _____

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

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

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

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

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

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

If "Yes", please describe: _____

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

If "Yes", please describe: _____

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

If "Yes", please describe: _____

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

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

If "Yes", please describe (amount) _____

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

- | | | | | | |
|---------------------------|--------------------------|-------------------------------------|---|--------------------------|-------------------------------------|
| | 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 10/13/2022

Owner's Initials  Date _____

Purchaser's Initials  Date 02/09/23 4:32 PM EST

Purchaser's Initials  Date 02/09/23 4:38 PM EST

Property Address 1936 Staunton Road, Cleveland Heights, OH 44118

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: *Wentao Amy Jia* dotloop verified
10/13/22 10:47 PM PDT
XDDJ-HYDO-M2LZ-Y1RL

OWNER:

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

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

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

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

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

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

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

PURCHASER: *Olivia Ray* dotloop verified
02/09/23 4:32 PM EST
LFVF-TYLS-4Y1H-J75Q

PURCHASER: *Terrance Ray* dotloop verified
02/09/23 4:38 PM EST
WBQI-PGKV-NXMW-GDYJ



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: 1936 Staunton Road, Cleveland Heights, OH 44118

Buyer(s): Terrance Ray and Olivia Ray

Seller(s): Amy Jia Wentao Wentao Amy Jia



I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by Edith Ross, and Russell Real Estate Services

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 principal 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.

Terrance Ray dotloop verified 02/09/23 4:38 PM EST 0X95-NMVP-XRDA-VQVH _____ DATE

Olivia Ray dotloop verified 02/09/23 4:32 PM EST PZOC-3UJ-EWV-MAB4 _____ DATE

02/09/2023 DATE

Wentao Amy Jia dotloop verified 02/10/23 12:40 PM PST T19F-AQET-HMBR-HKUV _____ DATE

SELLER/LANDLORD _____ DATE

DUAL AGENCY

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

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

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

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

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

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

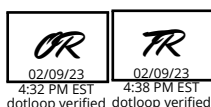
Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker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

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

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

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

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



AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

(In Compliance with Federal Law)

TO: Wentao Amy Jia
(Buyer, Seller or Borrower)

PROPERTY ADDRESS: 1936 Staunton Rd, Cleveland Heights, OH 44118

FROM: Rakesh Baniya DATE: 10/13/2022
(Party making referral)

We are pleased to recommend that you arrange title and/or escrow closing services through ACT Title Agency, LLC and Chicago Title Company LLC. ACT Title Agency, LLC is a title insurance policy issuing agent of Chicago Title Insurance Company and contracts with Chicago Title Company LLC for certain settlement services. PLEASE NOTE that Baniya Homes, LLC has a business relationship with ACT Title Agency, LLC and has an ownership of 35 interests in ACT Investors, LLC. ACT Investors, LLC has a 49% direct ownership interest in ACT Title Agency, LLC. Executive Title Agency Corp., a wholly owned subsidiary of Chicago Title has a 51% direct ownership interest in ACT Title Agency, LLC. Because of this relationship, this referral may provide Baniya Homes, LLC a financial or other benefit.

Below are the estimated range of charges for settlement services:

<u>Amount of Title Insurance Coverage for Owners Policy</u>	<u>Premium per \$1,000 of Contract Sales Price</u>	<u>Escrow / Service Fee</u>	<u>Conveyance Fee (Transfer Tax)</u>
Up to \$150,000	\$5.75 / \$1,000	\$640 - \$880 each to Purchaser and Seller depending on purchase price & county location of property	\$3.00 - \$4.00 per \$1,000 Per Contract Sales Price (Rounded to the nearest \$100) Depending on county location of property
Over \$150,000 up to \$250,000	Flat fee of \$187.50 + \$4.50/\$1,000		
Over \$250,000 up to \$500,000	Flat fee of \$437.50 + \$3.50/\$1,000		
Over \$500,000 up to \$10,000,000	Flat fee of \$812.50 + \$2.75/\$1,000		
Over \$10,000,000	Flat fee of \$812.50 + \$2.25/\$1,000		
Minimum Charge	\$175		

<u>Charges to Purchaser</u>	<u>Charges to Seller</u>
½ of Owner's Title Insurance	per schedule above
Escrow / Service Fee	per schedule above
Title Insurance Binder	\$37.50
Lender's Coverage (simultaneous issue)	\$100

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

While we encourage you to use these companies, you are NOT required to use the listed provider as a condition for the purchase, sale, or refinance of the subject property. THERE ARE 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.

Acknowledgment

I/we have read this disclosure form and understand that Baniya Homes, LLC is /are referring me/us to purchase the above-described settlement service(s), and may receive a financial or other benefit as a result of this referral.

Signature: Wentao Amy Jia dotloop verified
10/13/22 10:34 PM PDT
LZFE-QATJ-MNMB-FJNQ Signature: _____ Date: _____

Signature: _____ Date: _____ Signature: _____ Date: _____



**Realty Trust
Services**



CONSUMER GUIDE TO AGENCY RELATIONSHIPS

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

Representing the Sellers

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

Representing Buyers

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

Dual Agency

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

Representing Both the Buyer & Seller

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

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

Working With Realty Trust Services- Our Policy On Agency

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

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

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

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

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

Working With Other Brokerages

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

Fair Housing Statement

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

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

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

Wentao Amy Jia
Name (Please Print)

Name (Please Print)

Wentao Amy Jia
Signature Date

dotloop verified
10/13/22 10:34 PM PDT
UQSL-WTDV-T1ST-MK7Q

Signature Date

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

Property Address: 1936 Staunton Road, Cleveland Heights, OH 44118

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

Wentao Amy Gu
SELLER DATE
dotloop verified
10/30/22 10:27 PM PDT
1BTL-XN12-13FT-Q2YK

SELLER DATE

Rakesh Banija
AGENT DATE
dotloop verified
10/30/22 12:17 PM EDT
CPV7-XYZP-K9UE-C7JD



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 _____

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: 1936 Staunton Road, Cleveland Heights, OH 44118

Owners Name(s): Wentao Amy Jia

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: 01/01/2022

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 10/13/2022

Purchaser's Initials [] Date []

Owner's Initials [] Date []

Purchaser's Initials [] Date []

Property Address 1936 Staunton Road, Cleveland Heights, OH 44118

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Owner's Initials Date 10/13/2022

Purchaser's Initials Date _____

Owner's Initials Date _____

Purchaser's Initials Date _____

Property Address 1936 Staunton Road, Cleveland Heights, OH 44118

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 10/13/2022

Purchaser's Initials Date _____

Owner's Initials Date _____

Purchaser's Initials Date _____

Property Address 1936 Staunton Road, Cleveland Heights, OH 44118

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: Wentao Amy Jia dotloop verified
10/13/22 10:47 PM PDT
XDDJ-HYDO-M2LZ-Y1RL

OWNER:

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

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

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

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

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

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

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

PURCHASER:

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: 1936 Staunton Road, Cleveland Heights, OH 44118
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 10/30/2022 through 03/30/2023 for the sum of \$149900 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 3 % 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) NA

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: Wentao Amy Jia dotloop verified 10/30/22 10:41 AM PDT SKKS-5771-OKZ8-A6CS OWNER SIGNATURE: _____

Print Name: Wentao Amy Jia Print Name: _____

ADDRESS: _____ PHONE: _____

E-MAIL ADDRESS: hellohappybird@gmail.com DATE: _____

AGENT: Rakesh Baniya dotloop verified 10/30/22 12:16 PM EDT HGH1-NLXQ-5C9R-JUAS BROKER/COMPANY NAME: Realty Trust Services, LLC

Print Name: Rakesh Baniya PHONE: 2162187976 DATE: 10/13/2022