RESOLUTION NO.: 44-2010
INTRODUCED BY: Alexander

A RESOLUTION AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO ENTER INTO PURCHASE AGREEMENTS FOR PROPERTIES AT 1954 CHELFORD ROAD AND 25250 CHARDON ROAD PURSUANT TO THE NEIGHBORHOOD STABILIZATION PROGRAM.

WHEREAS, pursuant to the City's participation in the federal Neighborhood Stabilization Program, the City administration has recommended acquisition of homes at 1954 Chelford Road and 25250 Chardon Road in the City for rehabilitation and resale under the grant Program;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Richmond Heights, State of Ohio, that:

Section 1: The Mayor and the Director of Finance are authorized to enter into purchase agreements for acquisition of the homes and lands at 1954 Chelford Road (PP #661-03-015) and 25250 Chardon Road (PP #661-03-059) in the City of Richmond Heights for purchase prices not to exceed $80,000.00 for the 1954 Chelford Road property and not to exceed $70,000.00 for the 25250 Chardon Road property but there shall be no authorization for the purchase of the 25250 Chardon Road property until the offer of $80,000.00 for the 1954 Chelford Road property is rejected or withdrawn. All other terms and conditions of these purchases that are not inconsistent with the foregoing purchase prices and contingency are set forth in the purchase agreements, attached hereto as "Exhibit A" and "Exhibit B" and incorporated by reference herein.

Section 2: The Director of Finance is authorized and directed to appropriate to a proper account the sum of up to $80,000.00 for the property acquisition authorized in Section 1 above and up to an additional $3,000.00 for closing costs and other fees necessary to complete the transaction set forth in Section 1 above.

Section 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.
Section 4: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _________________________ _________________________________

Daniel J. Ursu, Mayor

APPROVED: ______________________

ATTEST:__________________________ ________________________________

Betsy Traben
Clerk of Council

David H. Roche
President of Council
EXHIBIT A

PURCHASE AGREEMENT
OFFER, RECEIPT AND ACCEPTANCE

BUYER: City of Richmond Heights offers to buy the

PROPERTY: located at 1554 Chelford Rd.

City Richmond Heights, Ohio, Zip 44143 Permanent Parcel No(s). 06103015

The property, which BUYER has examined and accepts in its "AS IS" PRESENT PHYSICAL CONDITION except for normal wear and tear, shall include the land, all appurtenant rights, privileges and easements, and all buildings and fixtures, including such of the following as are now on the property: all landscaping, electrical, heating, plumbing and bathroom fixtures, ceiling fans; central air conditioning systems; all window and door shades, blinds, awnings, screens, storm windows, curtain rods and drapery hardware; garbage disposal, TV antenna, rotor and control unit; radiator covers, smoke detectors, garage door opener(s) and controls; all attached wall-to-wall carpeting. The following selected items shall also remain: ☐ satellite dish; ☐ countertop range; ☒ range; ☐ wall oven; ☐ microwave; ☐ kitchen refrigerator; ☐ second refrigerator; ☐ dishwasher; ☒ washer; ☒ dryer; ☐ window air conditioner(s); ☒ through the wall air conditioners; ☐ gas grill; ☐ fireplace tools; ☐ screen; ☐ glass doors and grates; ☐ all existing window treatments; ☐ ceiling fan(s); ☐ wood burner stove inserts; ☐ gas logs; and ☐ water softener (do not check if leased); ☐ humidifier; ☐ dehumidifier; ☐ security system; ☐ freezer; ☒ indoor grill; ☐ mailbox and ☐ invisible fence, transmitter, ☐ collar(s).

Additional items to be included:

Items Excluded:

SECONDARY OFFER: This ☐ is ☐ is not a secondary offer. This secondary offer, if applicable, shall become a primary contract upon BUYER's receipt of a signed copy of the release of the primary contract on or before [Date]. BUYER shall have the right to terminate this secondary offer at any time prior to BUYER's receipt of said copy of the release of the primary contract by delivering written notice to the SELLER or the SELLER'S agent. Upon receipt of the release of the primary contract, BUYER shall deposit earnest money within four (4) days and BUYER and SELLER agree to sign an addendum listing the date for loan application, loan approval, deposit of funds and documents, title transfer and possession.

PRICE: BUYER shall pay the sum of ________________________________ $70,000.00

Payable as follows:

Earnest money in the form of a check, paid to/deposited with (check one) ☒ Listing Broker ☐ Buyers' Broker or ☐ and credited against the purchase price ________________________________ $1,000.00

The check shall be deposited immediately upon acceptance of a binding agreement as defined below on lines 252-271

Additional Funds to be deposited in escrow ________________________________ $89,000.00

BUYER ☐ will ☐ will not (check one) meet down payment requirement in cash, without regard to the sale and/or closing of any other real property

Mortgage loan to be obtained by BUYER ________________________________ $0.00

☐ CONVENTIONAL, ☐ FHA, ☐ VA ☒ OTHER Cash NSP PROGRAM

FINANCING: This transaction is conditioned upon BUYER obtaining a commitment for a first mortgage loan (the "Loan") from Howard Hanna Mortgage Services or such other lending institution chosen by BUYER in the amount set forth above, or in a lesser amount acceptable to BUYER. BUYER agrees to apply in writing for the Loan within ____ days after the date of acceptance, to cooperate fully with the lender's requests for information and to use good faith efforts to obtain the Loan and shall obtain a commitment for the Loan on or before ________________________________ If, despite BUYER'S good faith efforts, a loan commitment has not been obtained, then this Agreement shall be null and void. Upon signing of a mutual release by SELLER and BUYER, the earnest money deposit shall be returned to the BUYER without any further liability of

[00916528 - 1]
either party to the other or to the Brokers and their agents. If this is a secondary offer, BUYER shall not be obligated to make a loan application until BUYER’s offer becomes the primary contract.

**CLOSING:** All documents and funds necessary to complete this transaction shall be placed in escrow with BUYER’S lending institution or a title company on or before 7/30/10, and the deed shall be recorded on or about 7/30/10, except that if a defect in title appears, SELLER shall have thirty (30) days after notice from BUYER to remove such defect and, if unable to do so, BUYER may either (1) accept title subject to such defect without any reduction in the purchase price or (2) terminate this Agreement, in which case neither party shall have any further liability to each other and both BUYER and SELLER agree to sign a mutual release, whereupon the earnest money shall be returned to BUYER.

**POSSESSION:** SELLER shall deliver possession and occupancy to BUYER on or before 5 (time) a.m. p.m., whichever is later. Subject to BUYER’S rights, if any, the premises may be occupied by the SELLER free for (_______) days and an additional, (_______) days at a rate of $__________ per day, provided, however, that under no circumstances shall SELLER occupy premises beyond 7/30/10. Payment and collection of fees for use and occupancy after transfer of title are the sole responsibility of SELLER and BUYER and not of the real estate agents or broker involved in the sale.

**TITLE:** SELLER shall convey a marketable title to BUYER by general warranty deed and/or fiduciary deed, if required, with dower rights released, free and clear of all liens and encumbrances whatever, except (a) any mortgage assumed by BUYER, (b) such restrictions, conditions, easements (however created), including without limitation subsurface rights, and encroachments, which do not materially adversely affect the use or value of the property, (c) zoning ordinances, if any, and (d) taxes and assessments, both general and special, not yet due and payable. SELLER shall furnish an Owner’s Fee Policy of Title Insurance from a licensed title company in the state of purchase and the price of the insurance is subject to the exceptions above and any acts of the grantor, Chicago Title Co., Ltd.

**LIMITED HOME WARRANTY:** Home Warranties DO NOT COVER PRE-EXISTING DEFECTS in the property nor does the existence of a warranty preclude the advisability of professional inspection(s). BUYER, agrees elects (does not elect) THE APPROPRIATE BOX to secure a Home Warranty Plan issued by Home Security of America, Inc.

The cost of $__________ shall be paid by ☐ SELLER ☐ BUYER through escrow.

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

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

**CHARGES/ESCROW INSTRUCTIONS:** This AGREEMENT shall be used as escrow instructions subject to the Escrow Agent’s usual conditions of acceptance. If there is any conflict between the escrow agent’s usual conditions of acceptance and this Agreement, the terms of this Agreement shall prevail.

SELLER shall pay the following costs through escrow: a) any governmental conveyance fee or transfer tax; b) any amount required to discharge any mortgage, lien or encumbrance not assumed by BUYER and to record the cancellation therefore of the title exam and one half of the cost of the title premium for Owners Policy of Title Insurance; c) deed preparation costs; d) prorations due BUYER; f) real estate brokerage commissions as described in line 301-305 below; and g) one half of the escrow fee (unless VA/FHA regulations prohibit payment of escrow fees by BUYER, in which case SELLER shall pay the entire escrow fee). SELLER shall pay all utility charges to the date of title transfer or date of possession, whichever is later. The escrow agent shall withhold $ from the proceeds due SELLER for the SELLER’S final water and sewer bills. Tenant security deposits, if any, shall be credited in escrow to the BUYER.

Purchase Agreement 6028
Page 2 of 6 SELLER’S INITIALS AND DATE
BUYER’S INITIALS AND DATE
Form #060-2

[00916528 - 1]
BUYER shall pay the following through escrow: a) one-half of the escrow fee (unless prohibited by VA/VHA regulations); b) one-half the cost of insuring premiums for Owners Policy of Title Insurance; c) all recording fees for the deed and any mortgage, and d) a fee of $225.00 to Howard Hanna for brokerage services rendered to the BUYER. BUYER shall secure new insurance on the property.

The cost of the home warranty plan, if any, shall be charged as shown in line 72 above.

☐ The SELLER hereby authorizes and instructs the escrow agent to send a copy of the SELLER'S fully signed HUD 1 Settlement Statement to the SELLER'S Broker listed on this Agreement promptly after closing.

☐ The BUYER hereby authorizes and instructs the escrow agent to send a copy of the BUYER'S fully signed HUD 1 Settlement Statement to the BUYER'S Broker listed on this Agreement promptly after closing.

[INSPECTIONS] BUYER shall have professional inspectors perform, at BUYER'S expense, the inspection(s) indicated below: A professional is a person engaged full-time for profit in the business directly related to the inspection service indicated. BUYER must indicate "yes" for each professional inspection desired and the number of days following the date of Acceptance that BUYER has to conduct each inspection elected. BUYER assumes sole responsibility to select and retain a professional inspector for each requested inspection and releases Broker of any and all liability regarding the selection or retention of the inspector(s). If BUYER does not elect inspections, BUYER acknowledges that BUYER is acting against the advice of BUYER'S agent and broker. BUYER understands that all real property improvements may contain defects and conditions that are not readily apparent and which may affect a property's use or value. BUYER and SELLER agree that the Broker(s) and their agents do not guarantee and in no way assume responsibility for the property's condition. BUYER acknowledges that it is BUYER'S own duty to exercise reasonable care to inspect and make diligent inquiry of the SELLER or BUYER'S inspectors regarding the condition and systems of the property.

INSPECTIONS REQUIRED BY ANY STATE, COUNTY, LOCAL GOVERNMENT OR FHA/VA DO NOT NECESSARILY ELIMINATE THE NEED FOR THE INSPECTIONS LISTED BELOW.

[WAIVER] ☐ (initials) BUYER elects to waive each professional inspection to which BUYER has not indicated "yes." Any failure by BUYER to perform, within the time specified, any inspection indicated "yes" herein is a waiver of the inspection and shall be deemed absolute acceptance of the property by BUYER in its "AS IS" condition.

<table>
<thead>
<tr>
<th>Choice</th>
<th>Inspection</th>
<th>Expense</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>GENERAL HOME</td>
<td>BUYER'S</td>
</tr>
<tr>
<td>☑</td>
<td>days from acceptance of AGREEMENT</td>
<td></td>
</tr>
<tr>
<td>☐</td>
<td>SEPTIC SYSTEM</td>
<td>BUYER'S</td>
</tr>
<tr>
<td>☑</td>
<td>days from acceptance of AGREEMENT</td>
<td></td>
</tr>
<tr>
<td>☐</td>
<td>WATER POTABILITY</td>
<td>BUYER'S</td>
</tr>
<tr>
<td>☑</td>
<td>days from acceptance of AGREEMENT</td>
<td></td>
</tr>
<tr>
<td>☐</td>
<td>WELL FLOW RATE</td>
<td>BUYER'S</td>
</tr>
<tr>
<td>☑</td>
<td>days from acceptance of AGREEMENT</td>
<td></td>
</tr>
<tr>
<td>☐</td>
<td>RADON</td>
<td>BUYER'S</td>
</tr>
<tr>
<td>☑</td>
<td>days from acceptance of AGREEMENT</td>
<td></td>
</tr>
<tr>
<td>☐</td>
<td>MOLD*</td>
<td>BUYER'S</td>
</tr>
<tr>
<td>☑</td>
<td>days from acceptance of AGREEMENT</td>
<td></td>
</tr>
</tbody>
</table>

*Buyer is advised to hire a professional inspector who is qualified to determine whether mold is present in the property, what type of mold is present and to propose an appropriate treatment of any mold that is discovered. Both prior and current water leaks and water damage to a property can result in the existence of mold which may cause adverse health effects.

☐ ☑ OTHER days from acceptance of AGREEMENT

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

(A) Remove the inspection contingency and accept the property in its "AS IS" present physical condition. If the property is accepted in its "AS IS" present physical condition, then BUYER agrees to sign an Amendment/Removal of Contingency;

(B) Accept the property subject to SELLER agreeing to have specific material defects, that were either previously disclosed in writing by the SELLER or identified in a written inspection report, repaired by a qualified contractor in a professional manner by SELLER at SELLER'S expense; BUYER agrees to provide SELLER with a copy of all inspection reports and to sign an Amendment to Purchase Agreement removing the inspection contingency and identifying those specific material defects which are to be repaired.

☐ SELLER and BUYER shall have three (3) days from SELLER'S receipt of BUYER'S written request and copies of inspection reports to agree in writing which material defect(s), if any, shall be corrected by SELLER at SELLER'S expense. If BUYER and SELLER do not agree in writing within those three (3) days, then this AGREEMENT shall be null and void, and SELLER and BUYER agree to sign a mutual release, whereupon
the earnest money shall be returned to BUYER. SELLER agrees to provide reasonable access to the property
for BUYER to review any such material defects corrected by SELLER. For purposes of this
AGREEMENT, "material defects" DO NOT include minor routine maintenance, OR
(C) Terminate this Agreement if BUYER’s written inspection report(s) or any other source(s) identify material
defects NOT previously disclosed in writing by SELLER. If BUYER elects to terminate, BUYER agrees
to provide a copy of the written inspection report(s) to SELLER, and both parties agree to promptly sign a
mutual release, whereupon the earnest money shall be returned to BUYER.

Yes  No
☐ ☑ PEST/WOOD DESTROYING INSECTS: An inspection of all structures on the property shall be made within
15 days by a licensed inspection or exterminating agency of BUYER’s or SELLER’s choice, or
☐ BUYER’s ☑ SELLER’s expense and such agency’s written report made available to the BUYER before closing. If such
report shows existing infestation or damage by pests, termites or other wood destroying insects, treatment of the condition
shall be made by a licensed exterminating agency which shall furnish a certificate of guarantee for a period of at least one
year in the case of termites and a certificate of guarantee for a period of at least 60 days in the case of wood destroying
insects. ALL REPAIRS AND TREATMENT COSTS SHALL BE PAID BY THE ☐ BUYER OR ☑ SELLER (unless FHA/VA
regulations prohibit payment of inspection and/or repair expenses by BUYER, in which case SELLER shall pay such costs
and/or repair expense). This agreement may be voided by either party, if the repair exceeds $500.00. In that event,
SELLER and BUYER agree to sign a mutual release whereupon the earnest money shall be returned to the BUYER.

Yes  No
☐ ☑ LEAD-BASED PAINT: BUYER shall have the right to have a risk assessment or inspection of the
property by a professional inspector, for the presence of lead-based paint and/or lead-based paint hazards at
BUYER’s expense within ___ days after acceptance. (Intact lead-based paint that is in good condition is not
necessarily a hazard. See EPA pamphlet “Protect Your Family From Lead In Your Home” for more information.)
In the event existing deficiencies or corrections are identified by the inspector in their written report, BUYER shall
have the right to terminate the AGREEMENT or request that the SELLER repair the specific existing deficiencies
noted on the written inspection report. In that event, BUYER agrees to immediately provide SELLER with a copy of
the written inspection and/or risk assessment report. Upon receipt of the inspection report and BUYER’s request
for repairs, SELLER shall have the option to either agree to correct the deficiencies identified in the inspector’s
written report or decline to do any repairs. If SELLER elects to correct the deficiencies, SELLER agrees to provide
BUYER prior to Title Transfer a certificate from a qualified risk assessor or inspector demonstrating that the
deficiencies have been remedied. If the SELLER declines to correct the deficiencies, BUYER may elect to terminate
the AGREEMENT or accept the property in its “AS IS” condition. BUYER may remove this right of inspection at any time
without SELLER’s consent.

BUYER ☑ HAS ☑ HAS NOT (BUYER’s initials) ☑ HAS NOT [BUYER’s initials] received a copy of
the EPA pamphlet entitled “PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME” and a copy of the
“DISCLOSURE ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS."
If BUYER has not received such pamphlet and disclosure, then this offer is subject to the SELLER completing the
disclosure form and BUYER’s review and approval of the information contained on the disclosure form within ___ days
from receipt.
The BUYER and SELLER can mutually agree IN WRITING to extend the dates for inspections, repairs, or to exercise
their right to terminate the Agreement. SELLER agrees to provide reasonable access to the property for BUYER to
review and approve any conditions corrected by SELLER. If this is a secondary offer, the number of days specified
for each of the inspections indicated in lines 132-142 shall be from the date this becomes the primary contract and
not from the date of acceptance.
MEGAN'S LAW: SELLER represents that SELLER has disclosed to BUYER all notices received pursuant to Ohio’s
sex offender law. The BUYER acknowledges that the information disclosed may no longer be accurate and assumes the
responsibility to check with the local sheriff’s office for current, complete and accurate information. BUYER will rely on
BUYER’S own inquiry with the local sheriff’s office as to registered sex offenders in the area and will not rely on SELLER or
any real estate agent involved in the transaction to determine if sex offender resides in the area of the property.

CONDITION OF PROPERTY: BUYER has examined the property and agrees that the property is being purchased in its
“AS IS” PRESENT PHYSICAL CONDITION including any defects disclosed by the SELLER on the State of Ohio Residential
Property Disclosure Form, identified by any inspections requested by either party or on any other forms or addenda made a
part of this Agreement or identified by any other source. SELLER warrants to BUYER that SELLER has completed the
State of Ohio Residential Property Disclosure Form accurately and thoroughly and that no additional items of disclosure have
occurred since the SELLER’S completion of that form. SELLER agrees to notify BUYER in writing of any additional
disclosure items that arise between the date of acceptance and the date of recording of the deed. BUYER has not relied
upon any representations, warranties or statements about the property (including but not limited to its condition or use)
unless otherwise disclosed on this AGREEMENT or on the Residential Property Disclosure Form. BUYERS must initial one of the following:

BUYER X HAS (BUYER'S initials), prior to signing this offer, received a copy of the Residential Property Disclosure Form which was signed by SELLER on (date).

BUYER □ HAS NOT (BUYER'S initials) received a copy of the Residential Property Disclosure Form.

This offer is subject to the SELLER completing the Residential Property Disclosure Form and BUYER'S review and approval of the information contained on the disclosure form within days from receipt.

BUYER acknowledges that the SELLER completed the Residential Property Disclosure Form and agrees to hold the Brokers and their agents harmless from any misstatements or errors made by the SELLER on that form. BUYER also acknowledges and agrees that the Brokers and their agents have no obligation to verify or investigate the information provided by the SELLER on that form. BUYER hereby acknowledges that any representation by SELLER or the real estate agent(s) regarding the square footage of the rooms or structures, the lot dimensions, homeowners' fees, public and private assessments, utility bills, taxes and special assessments are approximate and not guaranteed.

Please list any and all verbal representations made by Brokers or their agents that you relied upon when purchasing this property (if none, write "none").

____________________________________

SELLER shall pay all costs for the repair of any leak(s) in the water or gas main supply lines found between the street and foundation at the time of transfer or restoration of utilities. SELLER agrees to comply with any and all local governmental point of sale laws and/or ordinances. SELLER shall promptly provide BUYER with copies of any notices received from governmental agencies to inspect or correct any current building code or health violations. If applicable, BUYER and SELLER shall have seven (7) days after receipt by BUYER of all notices to agree in writing which party shall be responsible for the correction of any building code or health violation(s). In the event BUYER and SELLER cannot agree in writing, this AGREEMENT can be declared null and void by either party. In that event, SELLER and BUYER agree to sign a mutual release with Instruction to the Broker for disbursement of the earnest money on deposit.

[REPRESENTATIONS AND DISCLAIMERS] BUYER acknowledges that BUYER is relying upon BUYER'S own inspection and evaluation of the property, whether performed by BUYER or BUYER'S independent inspectors or contractors, in determining the property's condition or fitness. BUYER understands that Howard Hanna and its agents do not warrant the condition or systems of the property or guarantee that SELLER has disclosed all defects.

BUYER acknowledges that, except as specifically noted on lines 226-228 above, Howard Hanna and its agents have not made any representations, warranties, or agreements, express or implied regarding the condition or use of the property, including but not limited to any representation that: (a) the basement, crawlspace, or slab area do not incur seepage, leakage, dampness, or standing water; (b) the heating, cooling, plumbing, or electrical system(s) or any built-in appliance is in good working condition or is completely functional; (c) the roof is weather tight and/or structurally sound; (d) the structure is free from insect infestation, lead paint, or lead paint hazards; (e) the water supply or septic system, if any, are not deficient in any respect; or (f) radon gas, urea-formaldehyde foam or asbestos insulation, or any other toxic substance including any toxic form of mold, is not present on the property.

[DAMAGE] If any building or other improvements are destroyed or damaged in excess of ten percent of the purchase price prior to title transfer, BUYER may either accept the insurance proceeds for said damage and complete this transaction or may terminate this AGREEMENT and receive the return of all deposits made. In that event, SELLER and BUYER agree to sign a mutual release with Instruction to the Broker for disbursement of the earnest money on deposit.

If such damage is less than ten percent of the purchase price, SELLER shall restore the property to its prior condition and BUYER agrees to complete the purchase of the property.

[MONEY BACK GUARANTEE] (Elect one) BUYER □ does elect □ does not elect to purchase the Howard Hanna Money Back Guarantee Program, subject to Program's terms and conditions. If BUYER elects the Program, then this Agreement and BUYER'S obligations hereunder are conditioned upon approval of BUYER'S Application to Repurchase by Home Trade-In Company, Inc. ("HTCI") within seven (7) days from Acceptance as herein defined. If BUYER'S fully-executed Application, including BUYER'S agreement to pay HTCI a fee of 1% of the purchase price, is attached hereto. If HTCI does not approve the Application, then this Agreement shall be null and void and BUYER and SELLER agree to sign a mutual release whereupon the earnest money shall be returned to BUYER.

[BINDING AGREEMENT] For purposes of this AGREEMENT, "acceptance" shall occur upon the written acceptance, without any material change to the last offer or counter offer, and either the verbal or written communication of that acceptance to the last offering party or their agent. For purposes of this Agreement, "days" shall be defined as calendar days. Upon acceptance, this offer and all attachments and addenda shall become an AGREEMENT binding on BUYER and SELLER, their heirs, executors, administrators, successors and assigns and shall be deemed to contain all the terms, conditions, representations and warranties, either expressly or implied, agreed upon by the BUYER and SELLER with

Purchase Agreement 9/06
Page 5 of 6

Sellers' initials and date

Buyers' initials and date

Form 8058-5

{00916528 - 1}
respect to this transaction. All counter-offers, amendments, changes or deletions to this AGREEMENT shall be in writing and
be signed by both BUYER and SELLER. Facsimile or other electronically transmitted signatures shall be deemed binding
and valid, THIS IS A LEGALLY BINDING CONTRACT. The parties should consult an attorney or other professional if in need
of legal or tax advice.

ADDITIONAL TERMS: This offer is Contingent on the Council Authorizing

ADDENDA: The additional terms and conditions in the following checked addenda and/or attachments ☑ Agency
Disclosure Statement; ☑ Residential Property Disclosure; ☑ VAPHA Addendum; ☑ FHA Home Inspection Notice;
☒ Condominium; ☑ House Sale Contingency; ☒ House Sale Concurrence; ☒ Lead-Based Paint; ☒ Homeowner's
Association; ☒ Application to Repurchase by Home Trade-In Company, Inc. (If BUYER elects Money Back Guarantee
Program) ☒ Other
are made a part of this Agreement. The terms and conditions of all such addenda or attachments shall supersede any
conflicting terms in this Agreement.

EARNEST MONEY: In the event of a dispute between the Seller and Buyer regarding the disbursement of the
earnest money, the broker is required by Ohio law to maintain such funds in the broker's trust account until the
broker receives (a) written instructions signed by the parties specifying how the earnest money is to be disbursed or
(b) a final court order that specifies to whom the earnest money is to be awarded. If within two years from the date
the earnest money was deposited in the broker's trust account, the parties have not provided the broker with such
signed instruction or written notice that such legal action to resolve the dispute has been filed, the broker
shall return the earnest money to the purchaser with no further notice to the seller. The broker shall acknowledge
receipt of the earnest money shown on line 31 to the escrow agent who shall credit that amount to the Buyer's escrow
account. Unless otherwise stated herein, the earnest money shall be retained in the broker's trust account until after
the closing. If the closing does not occur, the broker shall remit the escrow agent.

HOWARD HANNA REAL ESTATE SERVICES:

BUYER: Lydia J. Besser Address: 8239 Highland Rd

BUYER: Phone: Email:

Print name: Lydia J. Besser Email:

DEPOSIT RECEIPT: Receipt is hereby acknowledged, of $ earnest money, subject to the terms of the above offer.

HOWARD HANNA REAL ESTATE SERVICES:

By: Office: Phone:

ACCEPTANCE: SELLER accepts the above offer and, by irrevocable assignment of escrow funds, hereby instructs
the Broker to pay from SELLER'S escrow funds a brokerage commission of % of the sales price
and, if the property is listed by Howard Hanna, $225 to Howard Hanna Real Estate Services, 800 W. St. Clair Ave.,
5th Floor, Cleveland, Ohio 44113-1266 as the sole procuring agent in this transaction and % of the purchase price to Broker.

SELLER:

Print name: Address: ZIP:

SELLER:

Print name: Phone: Email:

COUNTER OFFER TERMS:

Sellers' signature Date

Sellers' signature Date

Purchase Agreement 9/09
Page 6 of 5

Form # 056-6
Form generated by "TrueForms" www.TrueForms.com 800-492-6812

[00916528 - 1]
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: 1954 Crawford Richmond Heights 44143

Owners Name(s):

Date: 11/6/08

Owner ☐ is not occupying the property. Owner ☐ is occupying the property, since what date: 1977

Purpose of Disclosure Form: This is a statement of the condition of the property and of information concerning the property actually known by the owner as required by Ohio Revised Code Section 5302.30. Unless otherwise advised in writing by the owner, the owner, other than having lived at or owning the property, possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential purchaser. Unless otherwise advised, owner has not conducted any inspection of generally inaccessible areas of the property. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER OF THIS PROPERTY. THIS STATEMENT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION.

Owner’s Statement: The representations contained on this form are made by the owner and are not the representations of the owner’s agent or subagent. This form and the representations contained in it are provided by the owner exclusively to potential purchasers in a transfer made by the owner, and are not made to purchasers in any subsequent transfer. 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. For example, although some questions are limited to the past five years material problems or defects that occurred over five years ago that have not been fully corrected are required to be disclosed.

Instructions to Owner: (1) Answer ALL questions. (2) Identify any material matters in the property that are actually known. (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.

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 ☐ Holding Tank ☐ Unknown
☐ Private Water Service ☐ Cistern ☐ Other __________________________
☐ Private Well ☐ Spring __________________________
☐ Shared Well ☐ Pond __________________________

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water?

☐ Yes ☐ No  If “Yes”, please describe:

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

If owner knows of any leaks, backups or other material problems with the water supply system or quality or quantity of the water since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed:

Owner’s Initials ______________________ Date: __________________________

Purchaser’s Initials ______________________ Date: __________________________

(Page 1 of 4)
Property Address: 1954 Chedal, Richmond Heights 401143

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

- [ ] Public Sewer
- [ ] Private Sewer
- [ ] Septic Tank
- [ ] Leach Field
- [ ] Aerobic Tank
- [ ] Other
- [ ] Unknown

If no public or private sewer, date of last inspection:

Do you know of any current leaks, backups or other material problems with the sewer system servicing the property? [ ] Yes [ ] No
If "Yes", please describe:

If owner knows of any leaks, backups or other material problems with the sewer system since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed:

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 in the health district in which the property is located.

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

If owner knows of any leaks or other material problems with the roof or rain gutters since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed:

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 crawlspace? [ ] Yes [ ] No
If "Yes", please describe and indicate any repairs completed:

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 damage, sewer overflow/leaking, or leaking pipes, plumbing fixtures, or appliances? [ ] Yes [ ] No
If "Yes", please describe and indicate any repairs completed:

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

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS):

Do you know of any movement, shifting, deterioration, material cracking, settling (other than visible minor cracks or bedding), or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls? [ ] Yes [ ] No
If "Yes", please describe:

If owner knows of any repairs, alterations or modifications to control the cause or effect of any problem identified above, since owning the property (but not longer than the past 5 years), please describe:

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

1) Electrical
   - [ ] YES
   - [ ] NO
   - [ ] N/A

2) Plumbing (pipes)
   - [ ] YES
   - [ ] NO
   - [ ] N/A

3) Central heating
   - [ ] YES
   - [ ] NO
   - [ ] N/A

4) Central air conditioning
   - [ ] YES
   - [ ] NO
   - [ ] N/A

5) Stump pump
   - [ ] YES
   - [ ] NO
   - [ ] N/A

6) Fireplace/chimney
   - [ ] YES
   - [ ] NO
   - [ ] N/A

7) Lawn sprinkler
   - [ ] YES
   - [ ] NO
   - [ ] N/A

8) Water softener
   - [ ] YES
   - [ ] NO
   - [ ] N/A

9) Security System
   - [ ] YES
   - [ ] NO
   - [ ] N/A

10) Central vacuum
    - [ ] YES
    - [ ] NO
    - [ ] N/A

11) Built-in appliances
    - [ ] YES
    - [ ] NO
    - [ ] N/A

12) Other mechanical systems
    - [ ] YES
    - [ ] NO
    - [ ] N/A

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

Owner's Initials:

Date:

Purchaser's Initials:

Date:

(Page 2 of 4)
Property Address: 1954 Chalford Richmond Heights 44143

G) WOOD BORING INSECTS/TERMITES: Do you know of the presence of any wood boring insects/termites in or on the property or any existing damage to the property caused by wood boring insects/termites? □ Yes □ No
If "Yes", please describe:

If owner knows of any inspection or treatment for wood boring insects/termites, since owning the property (but not longer than the past 5 years), please describe:

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below

<table>
<thead>
<tr>
<th>Hazardous Material</th>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Lead-Based Paint</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2) Asbestos</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3) Urea-Formaldehyde Foam Insulation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4) Radon Gas</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

a. If "Yes", indicate level of gas if known

5) Other toxic or hazardous substances

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

I) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

<table>
<thead>
<tr>
<th>Flood Plain</th>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property located in a designated flood plain?</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>

J) DRAINAGE/EROSION: Do you know of any current flooding, drainage, settling or grading or erosion problems affecting the property? □ Yes □ No
If "Yes", please describe:

If owner knows of any repairs, modifications or alterations to the property or other attempts to control any flooding, drainage, settling, grading or erosion problems since owning the property (but not longer than the past 5 years), please describe:

K) 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, which could affect the property? □ Yes □ No
If "Yes", please describe:

Is the property subject to any rules or regulations of, or the payment of any fees or charges to, a Homeowners Association, Condominium Association, or any other Community Association? □ Yes □ No
If "Yes", please describe:

Owner's Initials:  Date: Purchaser's Initials: Date:

(Please 3 of 4)
PROPERTY ADDRESS: 1954 Chelsea Richmond Heights, OH

1) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property? Yes No
1) Boundary Agreement □ □ 4) Shared Driveway □ □
2) Boundary Dispute □ □ 5) Party Walls □ □
3) Recent Boundary Change □ □ 6) Encroachments From or on Adjacent Property □ □
If the answer to any of the above questions is "Yes", please describe: __________________________________________________________

M) 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: __________________________________________________________

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 represents that the statements contained in this form are made in good faith 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 seller to disclose an item of information that is required by any other statute or law that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: __________________________ DATE: ____________

OWNER: __________________________ DATE: ____________

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 5323.30(G). Pursuant to Ohio Revised Code Section 5323.30(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.

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.

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.

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

PURCHASER: __________________________ DATE: ____________

PURCHASER: __________________________ DATE: ____________
DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

LEAD WARNING STATEMENT: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in 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. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER’S DISCLOSURE (Seller(s) initials are required.)

1. Presence of lead-based paint and/or lead-based paint hazards (CHECK ONE BELOW)
   - [ ] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

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

RECORDS AND REPORTS AVAILABLE TO THE SELLER (CHECK ONE BELOW)

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

SELLER has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER’S ACKNOWLEDGMENT (Buyer(s) initials are required.)

1. Buyer has received copies of all information listed above.

2. Buyer has received the pamphlet “Protect Your Family From Lead in Your Home.”

3. Buyer has (CHECK ONE BELOW)
   - [ ] Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
   - [ ] Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT’S ACKNOWLEDGMENT (Agent initials are required.)

Agent has informed the Seller of 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 provided by the signatory is true and accurate.

SELLER

[Signature]

DATE

BUYER

[Signature]

DATE

AGENCY

[Signature]

DATE

City of Richmond Heights

[Signature]

DATE

[00916528 - 1]
FISCAL OFFICER'S CERTIFICATE

Richmond Heights, Ohio

June 28, 2010

As fiscal officer of the City of Richmond Heights, Ohio, I do hereby certify that funds are available and appropriated for the purchase agreement for 1954 Chelford Road property purchase and that the cost of this agreement will not exceed $70,000 in the term of the agreement.

[Signature]
Director of Finance
City of Richmond Heights

Approved as to Legal Form.

Date: ____________________

[Signature]
Director of Law
EXHIBIT B

PURCHASE AGREEMENT
OFFER, RECEIPT AND ACCEPTANCE

BUYER: City of Richmond Heights

PROPERTY: located at 25250 Chardon Rd.,

City _____________, Ohio, Zip _______ Permanent Parcel No(s): __________

The property, which BUYER has examined and accepts in its "AS IS" PRESENT PHYSICAL CONDITION except for normal wear and tear, shall include the land, all appurtenance rights, privileges and easements, and all buildings and fixtures, including such of the following as are now on the property: all landscaping, electrical, heating, plumbing and bathroom fixtures, ceiling fans; central air conditioning systems; all window and door shades, blinds, awnings, screens, storm windows, curtain rods and drapery hardware; garbage disposal, TV antenna, air conditioner, garage door opener(s) and controls; all attached wall-to-wall carpeting. The following selected items shall also remain: [ ] satellite dish; [ ] countertop range; [ ] washer; [ ] dryer; [ ] microwave; [ ] kitchen refrigerator; [ ] second refrigerator; [ ] dishwasher; [ ] wall air conditioner(s); [ ] through the wall air conditioner(s); [ ] gas grill; [ ] fireplace tools; [ ] screen, glass doors and [ ] grate; [ ] all existing window treatments; [ ] ceiling fan(s); [ ] wood burner stove inserts; [ ] gas logs; and [ ] water softener (do not check if leased): [ ] humidifier; [ ] dehumidifier; [ ] security systems; [ ] freezer; [ ] indoor grill; [ ] mailbox and [ ] invisible fence, transmitter, [ ] collar(s).

Additional Items to be included:

SECONDARY OFFER: This [ ] is [ ] is not a secondary offer. This secondary offer, if applicable, shall become a primary contract upon BUYER’S receipt of a signed copy of the release of the primary contract or on or before Date. BUYER shall have the right to terminate this secondary offer at any time prior to BUYER’S receipt of said copy of the release of the primary contract by delivering written notice to the SELLER or the SELLER’S agent. Upon receipt of the release of the primary contract, BUYER shall deposit earnest money within four (4) days and BUYER and SELLER agree to sign an addendum listing the date for loan application, loan approval, deposit of funds and documents, title transfer and possession.

PRICE: BUYER shall pay the sum of $70,000.00

Payable as follows:

[ ] Listing Broker [ ] Buyers’ Broker or [ ]
and credited against the purchase price $1,000.00

The check shall be deposited immediately upon acceptance of a binding Agreement as defined below on lines 262-271

Additional Funds to be deposited in escrow $66,000.00

BUYER [ ] will [ ] will not (check one) meet down payment requirement in cash, without regard to the sale and/or closing of any other real property

Mortgage loan to be obtained by BUYER $0.00

[ ] CONVENTIONAL, [ ] FHA, [ ] VA [ ] OTHER Cash NSP

FINANCING: This transaction is conditioned upon BUYER obtaining a commitment for a first mortgage loan (the "Loan") from Howard Hanna Mortgage Services or such other lending institution chosen by BUYER in the amount set forth above, or in a lesser amount acceptable to BUYER. BUYER agrees to apply in writing for the Loan within ___ days after the date of acceptance, to cooperate fully with the lender’s requests for information and to use good faith efforts to obtain the Loan and shall obtain a commitment for the Loan on or before . If, despite BUYER’S good faith efforts, a loan commitment has not been obtained, then this Agreement shall be null and void. Upon signing of a mutual release by SELLER and BUYER, the earnest money deposit shall be returned to the BUYER without any further liability of

[00916528 - 1]
either party to the other or to the Brokers and their agents. If this is a secondary offer, BUYER shall not be obligated to
make a loan application until after BUYER'S offer becomes the primary contract.

CLOSING: All documents and funds necessary to complete this transaction shall be placed in escrow with BUYER'S
lending institution or a title company on or before 7/30/10, and the deed shall be recorded
on or about 7/30/10, except that if a defect in title appears, SELLER shall have thirty
(30) days after notice from BUYER to remove such defect and, if unable to do so, BUYER may either (1) accept title
subject to such defect without any reduction in the purchase price or (2) terminate this Agreement, in which case
neither BUYER, SELLER nor any REALTOR(S) shall have any further liability to either, and both BUYER and
SELLER agree to sign a mutual release, whereupon the earnest money shall be returned to BUYER.

POSSESSION: SELLER shall deliver possession and occupancy to BUYER on or before 5 (time) a.m. p.m.
0 (day(s) after recording of the deed or 7/30/10, whichever is later. Subject to BUYER'S rights, if any,
the premises may be occupied by the SELLER free for 7/30/10, and an additional
(____) days at a rate of $ ___________________________ per day, however, that under no circumstances shall SELLER occupy
premises beyond 7/30/10 (date). Payment and collection of fees for use and occupancy after transfer
of title are the sole responsibility of SELLER and BUYER and not of the real estate agents or broker involved in the sale.

TITLE: SELLER shall convey a marketable title to BUYER by general warranty deed and/or fiduciary deed, if
required, with dower rights released, free and clear of all liens and encumbrances whatsoever, except a) any
mortgage assumed by BUYER, b) such restrictions, conditions, easements (however created), including without
limitation subsurface rights, and encroachments, which do not materially adversely affect the use or value of the
property, c) zoning ordinances, if any, and d) taxes and assessments, both general and special, not yet due and
payable. SELLER shall furnish an Owner's Fee Policy of Title Insurance from Barretts of Ohio, LLC in the
amount of the purchase price subject to the exceptions above and any acts of the grantee.

LIMITED HOME WARRANTY: Home Warranties DO NOT COVER PRE-EXISTING DEFECTS in the property nor
does the existence of a warranty preclude the advisability of professional inspection(s). BUYER does elect ___________ does not elect (MARK THE APPROPRIATE BOX) to secure a Home Warranty Plan issued by Home Security of America, Inc.
The cost of $ ___________________________ shall be paid by SELLER BUYER through escrow.

PRORATIONS: General taxes, annual maintenance fees, subdivision charges, special assessments, city and county
fees, and tenant's rents shall be prorated as of the date of the title transfer. Taxes and assessments shall be
prorated based on the latest available tax duplicate. However, if the tax duplicate is not yet available or the Improved
land is currently valued as land only, taxes and assessments shall be prorated based upon 50% of the selling price times
the millage rate. The escrow agent is instructed to contact the local governmental taxing authority, verify the correct tax
value of the property as of the date of title transfer and pay the current taxes due to the date of the title transfer. If the
property is being transferred is new construction and recently completed or in the process of completion at the time the
AGREEMENT was signed by the parties, the escrow agent is instructed to make a good faith estimate of the taxes to
be owed on the value of the improved property to the date of the title transfer and reserve sufficient funds in escrow from
SELLER'S net proceeds to pay those taxes when they become due and payable after title transfer. The escrow agent
is instructed to release the balance, if any, of the funds on reserve, once it receives notice from the local county auditor
that the taxes on the land and improvements have been paid in full to the date of title transfer. BUYER acknowledges
that the latest available tax duplicate may not accurately reflect the amount of taxes and assessments that will be owed.
SELLER agrees to reimburse BUYER directly outside of escrow for any increase in valuation and the cost of all passed
or levied, but not yet certified, taxes and assessments, if any, prorated to the date of title transfer. SELLER is not aware
of any proposed taxes or assessments, public or private, except the following:

In the event the property shall be deemed subject to any agricultural tax recoupment (C.A.U.V.), then
SELLER AGREES to pay the amount of such recoupment.

CHARGES/ESCROW INSTRUCTIONS: This AGREEMENT shall be used as escrow instructions subject to the
requirements of this Escrow Agent's usual conditions of acceptance. If there is any conflict between the escrow agent's usual conditions of
acceptance and this Agreement, the terms of this Agreement shall prevail.

SELLER shall pay the following costs through escrow: a) any governmental conveyance fee or transfer tax; b) any
amount required to discharge any mortgage, lien or encumbrance not assumed by BUYER and to record the cancellation
thereof; c) title exam and one half the cost of insuring premium for Owners Fee Policy of Title Insurance; d) deed prepara-
tion costs; e) prorations due to BUYER; f) real estate brokerage commissions as described in lines 301-305
below; and g) onehalf of the escrow fee (unless VA/FHA regulations prohibit payment of escrow fees by BUYER, in
which case SELLER shall pay the entire escrow fee). SELLER shall pay directly all utility charges to the date of title
transfer or date of possession, whichever is later. The escrow agent shall withhold $ 200.00 from the
proceeds due SELLER for the SELLER'S final water and sewer bills. Tenant security deposits, if any, shall be credited in escrow to the BUYER.

Purchase Agreement 906
Page 2 of 6
SELLER'S INITIALS AND DATE
BUYER'S INITIALS AND DATE

Form generated by: TrueForms* www.TrueForms.com 800-493-9615

{09016528 - 1}
BUYER shall pay the following through escrow: a) one-half of the escrow fee (unless prohibited by VA/FHA regulations); b) one-half the cost of insuring premiums for Owners Fee Policy of Title Insurance; c) all recording fees for the deed and any mortgage, and d) a fee of $225.00 to Howard Hanna for brokerage services rendered to the BUYER. BUYER shall secure new insurance on the property.

The cost of the home warranty plan, if any, shall be charged as shown in line 72 above.

☐ The SELLER hereby authorizes and instructs the escrow agent to send a copy of the SELLER'S fully signed HUD1 Settlement Statement to the SELLER'S Broker listed on this Agreement promptly after closing.

☒ The BUYER hereby authorizes and instructs the escrow agent to send a copy of the BUYER'S fully signed HUD1 Settlement Statement to the SELLER'S Broker listed on this Agreement promptly after closing.

INSPECTIONS: BUYER shall have professional inspectors perform, at BUYER'S expense, the inspection(s) indicated below. A professional is a person engaged full-time for profit in the business directly related to the inspection service indicated. BUYER must indicate "yes" for each professional inspection desired and the number of days following the date of Acceptance that BUYER has to conduct each inspection elected, BUYER assumes sole responsibility to select and retain a professional inspector for each requested inspection and releases Broker of any and all liability regarding the selection or retention of the inspector(s). If BUYER does not elect inspections, BUYER acknowledges that BUYER is acting against the advice of BUYER'S agent and broker. BUYER understands that all real property and improvements may contain defects and conditions that are not readily apparent and which may affect a property's use or value. BUYER and SELLER agree that the Broker(s) and their agents do not guarantee and in no way assume responsibility for the property's condition. BUYER acknowledges that it is BUYER'S own duty to exercise reasonable care to inspect and make diligent inquiry of the SELLER or BUYER'S inspectors regarding the condition and systems of the property.

INSPECTIONS REQUIRED BY ANY STATE, COUNTY, LOCAL GOVERNMENT OR FHA/VA DO NOT NECESSARILY ELIMINATE THE NEED FOR THE INSPECTIONS LISTED BELOW.

WAIVER: (initials) BUYER elects to waive each professional inspection to which BUYER has not indicated "YES." Any failure by BUYER to perform, within the time specified, any inspection indicated "YES" herein is a waiver of such inspection and shall be deemed absolute acceptance of the property by BUYER in its "AS IS" condition.

<table>
<thead>
<tr>
<th>Choice</th>
<th>Inspection</th>
<th>BUYER'S Expense</th>
<th>SELLER'S Expense</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Yes</td>
<td>GENERAL HOME</td>
<td>☒ days from acceptance of AGREEMENT</td>
<td>☒ days from acceptance of AGREEMENT</td>
</tr>
<tr>
<td>☒ No</td>
<td>SEPTIC SYSTEM</td>
<td>☒ days from acceptance of AGREEMENT</td>
<td>☒ days from acceptance of AGREEMENT</td>
</tr>
<tr>
<td>☒ Yes</td>
<td>WATER POTABILITY</td>
<td>☒ days from acceptance of AGREEMENT</td>
<td>☒ days from acceptance of AGREEMENT</td>
</tr>
<tr>
<td>☒ Yes</td>
<td>WELL FLOW RATE</td>
<td>☒ days from acceptance of AGREEMENT</td>
<td>☒ days from acceptance of AGREEMENT</td>
</tr>
<tr>
<td>☒ Yes</td>
<td>MOLD</td>
<td>☒ days from acceptance of AGREEMENT</td>
<td>☒ days from acceptance of AGREEMENT</td>
</tr>
</tbody>
</table>

*Buyer is advised to hire a professional inspector who is qualified to determine whether mold is present in the property, what type of mold is present and to propose an appropriate treatment of any mold that is discovered. Both prior and current water leaks and water damage and a property can result in the existence of mold which may cause adverse health effects.

☐ ☒ OTHER days from acceptance of AGREEMENT |

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

(A) Remove the inspection contingency and accept the property in its "AS IS" present physical condition.

If the property is accepted in its "AS IS" present physical condition, then BUYER agrees to sign an Amendment/Removal of Contingency;

(B) Accept the property subject to SELLER agreeing to have specific material defects, that were either previously disclosed in writing by the SELLER or identified in a written inspection report, repaired by a qualified contractor in a professional manner at SELLER’S expense; BUYER agrees to provide SELLER with a copy of all inspection reports and to sign an Amendment to Purchase Agreement removing the inspection contingency and identifying those specific material defects which are to be repaired.

SELLER and BUYER shall have three (3) days from SELLER'S receipt of BUYER'S written request and copies of inspection reports to agree in writing which material defect(s), if any, shall be corrected by SELLER at SELLER’S expense. If BUYER and SELLER do not agree in writing within those three (3) days, then this AGREEMENT shall be null and void, and SELLER and BUYER agree to sign a mutual release, whereupon
the earnest money shall be returned to BUYER. SELLER agrees to provide reasonable access to the property
for BUYER to review any such material defects corrected by SELLER. For purposes of this
AGREEMENT, "material defects" DO NOT include minor routine maintenance. OR
(C) Terminate this Agreement if SELLER's written inspection report(s) or any other source(s) identify material
defects NOT previously disclosed in writing by SELLER. If BUYER elects to terminate, SELLER agrees
to provide a copy of the written inspection report(s) to SELLER, and both parties agree to promptly sign a
mutual release, whereupon the earnest money shall be returned to BUYER.

Yes No

□ ☒ PEST/WOOD DESTROYING INSECTS: An inspection of all structures on the property shall be made within
30 days by a licensed inspection or exterminating agency of BUYER'S or SELLER'S choice at
BUYER'S expense and such agency's written report made available to the BUYER before closing. If such
report shows existing infestation or damage by pests, termites or other wood destroying insects, treatment of the condition
shall be made by a licensed exterminating agency which shall furnish a certificate of guarantee for a period of at least one
year in the case of termites and a certificate of guarantee for a period of at least 90 days in the case of wood destroying
insects. ALL REPAIRS AND TREATMENT COSTS SHALL BE PAID BY THE BUYER OR SELLER (unless PHEVA
regulations prohibit payment of inspection and/or repair expenses by BUYER, in which case SELLER shall pay such costs
and/or repair expense). This agreement may be voided by either party, if the repair exceeds $600.00. In that event,
SELLER and BUYER agree to sign a mutual release whereupon the earnest money shall be returned to the BUYER.

Yes No

□ ☒ LEAD-BASED PAINT: BUYER shall have the right to have a risk assessment or inspection of the
property by a professional inspector, for the presence of lead-based paint and/or lead-based paint hazards at
BUYER'S expense within 30 days after acceptance. (Intact lead-based paint that is in good condition is not
necessarily a hazard. See EPA pamphlet, "Protect Your Family From Lead In Your Home" for more information.)
In the event existing deficiencies or corrections are identified by the inspector in their written report, SELLER shall
have the right to terminate the AGREEMENT or request that the SELLER repair the specific existing deficiencies
noted on the written inspection report. In that event, BUYER agrees to immediately provide SELLER with a copy of
the written inspection and/or risk assessment report. Upon receipt of the inspection report and BUYER's request
for repairs, SELLER shall have the option to either agree to correct the deficiencies identified in the inspector's
written report or decline to do any repairs. If SELLER elects to correct the deficiencies, SELLER agrees to provide
BUYER prior to Title Transfer a certificate from a qualified risk assessor or inspector demonstrating that the
deficiencies have been remedied. If the SELLER declines to correct the deficiencies, BUYER may elect to terminate
the AGREEMENT or accept the property in its "AS IS" condition. BUYER may remove this right of inspection at any time
without SELLER's consent.

BUYER ☒ HAS (BUYER's initials) ☐ HAS NOT (BUYER's initials) received a copy of
the EPA pamphlet entitled "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME" and a copy of the
"DISCLOSURE ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS."
If BUYER has not received such pamphlet and disclosure, this offer is subject to the SELLER completing the
disclosure form and BUYER's review and approval of the information contained on the disclosure form within 30
days from receipt.
The BUYER and SELLER may mutually agree IN WRITING to extend the dates for inspections, repairs, or to exercise
their right to terminate the Agreement. SELLER agrees to provide reasonable access to the property for BUYER to
review and approve any conditions corrected by SELLER. This is a secondary option, the number of days specified
for each of the inspections indicated in lines 132-142 shall be from the date the primary contract and not from the date of acceptance.

MEGAN'S LAW: SELLER represents that SELLER has disclosed to BUYER all notices received pursuant to Ohio's
sex offender law. The BUYER acknowledges that the information disclosed may no longer be accurate and assumes the
responsibility to check with the local sheriff's office for current, complete and accurate information. BUYER will rely on
BUYER'S own inquiry with the local sheriff's office as to registered sex offenders in the area and will not rely on SELLER or
any real estate agent involved in the transaction to determine if a sex offender resides in the area of the property.

CONDITION OF PROPERTY: BUYER has examined the property and agrees that the property is being purchased in its
"AS IS" PRESENT PHYSICAL CONDITION including any defects disclosed by the SELLER on the State of Ohio Residential
Property Disclosure Form. Identifed by any inspections requested by either party or on any other forms or addenda made a
part of this Agreement or identified by any other source. SELLER warrants to BUYER that SELLER has completed the
State of Ohio Residential Property Disclosure Form accurately and thoroughly and that no additional items of disclosure have
occurred since the SELLER'S completion of that form. SELLER agrees to notify BUYER in writing of any additional
disclosure items that arise between the date of acceptance and the date of recording of the deed. BUYER has not relied
upon any representations, warranties or statements about the property (including but not limited to its condition or use)
unless otherwise disclosed on this AGREEMENT or on the Residential Property Disclosure Form. BUYERS must initial one of the following:

BUYER □ HAS ____________ (BUYER'S initials), prior to signing this offer, received a copy of the Residential Property Disclosure Form which was signed by SELLER on ____________ (date).

BUYER □ HAS NOT ____________ (BUYER'S initials) received a copy of the Residential Property Disclosure Form.

This offer is subject to the SELLER completing the Residential Property Disclosure Form and BUYER's review and approval of the information contained on the disclosure form within ____________ days from receipt.

BUYER acknowledges that the SELLER completed the Residential Property Disclosure Form and agrees to hold the Brokers and their agents harmless from any misstatements or errors made by the SELLER on that form. BUYER also acknowledges and agrees that the Brokers and their agents have no obligation to verify or investigate the information provided by the SELLER on that form. BUYER hereby acknowledges that any representation by SELLER or the real estate agent(s) regarding the square footage of the rooms or structures, the lot dimensions, homeowners' fees, public and private assessments, utility bills, taxes and special assessments are approximate and not guaranteed.

Please list any and all verbal representations made by Brokers or their agents that you relied upon when purchasing this property (if none, write "none").

SELLER shall pay all costs for the repair of any leak(s) in the water or gas main supply lines found between the street and foundation at the time of transfer or restoration of utilities. SELLER agrees to comply with any and all local governmental point of sale laws and/or ordinances. SELLER shall promptly provide BUYER with copies of any notices received from governmental agencies to inspect or correct any current building code or health violations. If applicable, BUYER and SELLER shall have seven (7) days after receipt by BUYER of all notices to agree in writing which party shall be responsible for the correction of any building code or health violation(s). In the event BUYER and SELLER cannot agree in writing, this AGREEMENT can be declared null and void by either party. In that event, SELLER and BUYER agree to sign a mutual release with instruction to the Broker for disbursement of the earnest money on deposit.

REPRESENTATIONS AND DISCLAIMERS: BUYER acknowledges that BUYER is relying upon BUYER'S own inspection and evaluation of the property, whether performed by BUYER or BUYER'S independent inspectors or contractors, in determining the property's condition or fitness. BUYER understands that Howard Hanna and its agents do not warrant the condition or systems of the property or guarantee that SELLER has disclosed all defects.

BUYER acknowledges that, except as specifically noted on lines 226-228 above, Howard Hanna and its agents have not made any representations, warranties, or agreements, express or implied regarding the condition or use of the property, including but not limited to any representation that: (a) the basement, crawl space, or slab area do not incur seepage, leakage, dampness, or standing water; (b) the heating, cooling, plumbing, or electrical system(s) or any built-in appliance is in good working condition or is completely functional; (c) the roof is weather tight and/or structurally sound; (d) the structure is free from insect infestation, lead paint, or lead paint hazards; (e) the water supply or septic system, if any, are not deficient in any respect; or (f) radon gas, asbestos, or any other toxic substance including any toxic mold, is not present on the property.

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

MONEY BACK GUARANTEE: (Elect one) BUYER □ does elect □ does not elect to purchase the Howard Hanna Money Back Guarantee Program, subject to Program's terms and conditions. If BUYER elects the Program, then this Agreement and BUYER'S obligations hereunder are conditioned upon SELLER'S Application to Repurchase Home Trade-In Company, Inc. (HTCI) within seven (7) days from Acceptance as herein defined. BUYER'S fully-executed Application, including BUYER'S agreement to pay HTCI a fee of 1% of the purchase price, is attached hereto. If HTCI does not approve the Application, then this Agreement shall be null and void and BUYER and SELLER agree to sign a mutual release whereupon the earnest money shall be returned to BUYER.

BINDING AGREEMENT: For purposes of this AGREEMENT, "acceptance" shall occur upon the written acceptance, without any material change to the last offer or counter offer, and either the verbal or written communication of that acceptance to the last offering party or their agent. For purposes of this Agreement, "days" shall be defined as calendar days. Upon acceptance, this offer and all attachments and addenda shall become an AGREEMENT binding on BUYER and SELLER, their heirs, executors, administrators, successors and assigns and shall be deemed to contain all the terms, conditions, representations and warranties, either expressed or implied, agreed upon by the BUYER and SELLER with
Property Address: 25560 Chardon Rd.

respect to this transaction. All counter-offers, amendments, changes or deletions to this AGREEMENT shall be in writing and
be signed by both BUYER and SELLER. Facsimile or other electronically transmitted signatures shall be deemed binding
and valid. THIS IS A LEGALLY BINDING CONTRACT. The parties should consult an attorney or other professional if in need of
legal or tax advice.

ADDITIONAL TERMS: This agreement is contingent on Council authorizing the

Mega to sign before 6/20, 2022

ADENDA: The additional terms and conditions in the following checked addenda and/or attachments: X Agency
Disclosure Statement; X Residential Property Disclosure; VA/ FHA Addendum; FHA Home Inspection Notice;
□ Condominium; □ House Sale Contingency; □ House Sale Concurrency; □ Lead-Based Paint; □ Homeowner's
Association; □ Application to Repurchase by Home Trade-In Company, Inc. (If BUYER elects Money Back Guarantee
Program) □ Other

are made a part of this Agreement. The terms and conditions of all such addenda or attachments shall supersede any
conflicting terms in this Agreement.

EARNEST MONEY: In the event of a dispute between the Seller and Buyer regarding the disbursement of
the earnest money, the broker is required by Ohio law to maintain such funds in the broker's trust account until the
broker receives (a) written instructions signed by the parties specifying how the earnest money is to be disbursed or
(b) a final court order that specifies to whom the earnest money is to be awarded. If within two years from the date
the earnest money was deposited in the broker's trust account, the parties have not provided the broker with such
simplified instructions or written notice that such legal action to resolve the dispute has been filed, the broker
shall return the earnest money to the purchaser with no further notice to the seller. The broker shall acknowledge
receipt of the earnest money shown on line 31 to the escrow agent who shall credit that amount to the Buyer's escrow
account. Unless otherwise stated herein, the earnest money shall be retained in the broker's trust account until after
the title transfer at which time it shall be applied against any compensation due the broker. Any amount by which the
earest money exceeds the compensation due the broker shall be remitted to the escrow agent.

City of Richmond Heights

BUYER: Hyahna S. Reese Address: 24789 Highland Road
Print name: Hyahna S. Reese Richmond Heights, OH ZIP: 44193

BUYER: ___________________________ Phone: ___________________________ Email: ___________________________
Print name: ___________________________ Date: ___________________________

DEPOSIT RECEIPT: Receipt is hereby acknowledged, of ___________________________.
earnest money, subject to the terms of the above offer.

HOWARD HANNA REAL ESTATE SERVICES:

By: ___________________________ Office: ___________________________ Phone: ___________________________

ACCEPTANCE: SELLER accepts the above offer and, by irrevocable assignment of escrow funds, hereby instructs
The Escrow Agent to pay from SELLER'S escrow funds a brokerage commission of __________% of the sales price
and, if the property is listed by Howard Hanna, $225 to Howard Hanna Real Estate Services, 800 W. St Clair Ave.,
6th Floor, Cleveland, Ohio 44113-1269 as the sole procuring agent in this transaction and __________% of the
purchase price to Broker

Address: ___________________________

SELLER: ___________________________ Address: ___________________________ ZIP: ___________________________

Print name: ___________________________ Phone: ___________________________ Email: ___________________________
Print name: ___________________________ Date: ___________________________

COUNTER OFFER TERMS:

____________________________________________________________

Sellers' signature ___________________________ Date ___________________________ Sellers' signature ___________________________ Date ___________________________
L) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property? Yes No

1) Boundary Agreement ☐ ☐
2) Boundary Dispute ☐ ☐
3) Recent Boundary Change ☐ ☐

4) Shared Driveway ☐ ☐
5) Party Walls ☐ ☐
6) Encroachments From or on Adjacent Property ☐ ☐

If the answer to any of the above questions is “Yes”, please describe:

M) 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:

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

For purposes of this action, 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 represents that the statements contained in this form are made in good faith 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 rule that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: ___________________________ DATE: ____________

OWNER: ___________________________ DATE: ____________

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Purchaser is advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5322.30(C). Pursuant to Ohio Revised Code Section 5322.30(C), 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 of your agent’s receipt of this form or an amendment of this form.

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.

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.

My/Our Signature below does constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: ___________________________ DATE: ____________

Purchaser: ___________________________ DATE: ____________
G) WOOD BORING INSECTS/TERMITES: Do you know of the presence of any wood boring insects/termites in or on the property or any existing damage to the property caused by wood boring insects/termites? □ Yes □ No
If "Yes", please describe:

If owner knows of any inspection or treatment for wood boring insects/termites, since owning the property (but not longer than the past 5 years), please describe:

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?

<table>
<thead>
<tr>
<th>Material</th>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Lead-Based Paint</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2) Asbestos</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3) Urea-Formaldehyde Foam Insulation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4) Radon Gas</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5) Other toxic or hazardous substances</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

I) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

<table>
<thead>
<tr>
<th>Area</th>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property located in a designated flood plain?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1) DRAINAGE/EROSION: Do you know of any current flooding, drainage, settling or grading or erosion problems affecting the property? □ Yes □ No
If "Yes", please describe:

If owner knows of any repairs, modifications or alterations to the property or any other attempts to control any flooding, drainage, settling, grading or erosion problems since owning the property (but not longer than the past 5 years), please describe:

J) 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 a 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, which could affect the property? □ Yes □ No
If "Yes", please describe:

Is the property subject to any rules or regulations of, or the payment of any fees or charges to, a Homeowners Association, Condominium Association or any other Community Association? □ Yes □ No
If "Yes", please describe:

Owner's Initials: __________________ Date: 9/10/2010
Purchaser's Initials: __________________ Date: __________

(Page 3 of 4) SELLER HAS NEVER LIVED IN THIS HOME.

{00916528 - 1}
**Property Address:** 25250 CHASE LN, RICHMOND, VA 23238

**B) SEWER SYSTEM:** The nature of the sanitary sewer system servicing the property is (check appropriate boxes):
- [ ] Public Sewer
- [ ] Private Sewer
- [ ] Septic Tank
- [ ] Aeration Tank
- [ ] Filtration Bed
- [ ] Other

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

Do you know of any current leaks, backups or other material problems with the sewer system servicing the property? [ ] Yes [ ] No

If "Yes", please describe:

If owner knows of any leaks, backups or other material problems with the sewer system since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed:

**Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the**

**C) ROOF:** Do you know of any current leaks or other material problems with the roof or rain gutters? [ ] Yes [ ] No

If "Yes", please describe:

If owner knows of any leaks or other material problems with the roof or rain gutters since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed:

**D) WATER INTRUSION:** Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? [ ] Yes [ ] No

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

If owner knows 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:

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. [ ] Yes [ ] No

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

**E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS):**

Do you know of any movement, shifting, deterioration, material cracks/defects (other than visible minor cracks or blisters) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls? [ ] Yes [ ] No

If "Yes", please describe:

If owner knows of any repairs, alterations or modifications to control the cause or effect of any problem identified above, since owning the property (but not longer than the past 5 years), please describe:

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

<table>
<thead>
<tr>
<th>System</th>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Electrical</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2) Plumbing (pipes)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3) Central heating</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4) Central Air conditioning</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5) Sump pump</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6) Fireplace/chimney</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7) Lawn sprinkler</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8) Water softener</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9) Security System</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

---

Owner's Initials: [ ] Date: 3/21/2020

Purchaser's Initials: [ ] Date: 3/21/2020

*(Page 2 of 4) SELLER HAS NEVER LIVED IN THIS HOME.*
RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:56-10 of the Administrative Code.

TO BE COMPLETED BY OWNER. (Please Print)

Property Address: 25250 E. HARBOR RD, Richmond Hts., 44143 - 1843

Owners Name(s): Lawrence Corbus

Date: __________, 20__

Owner: [Signature]

Purpose of Disclosure: This is a statement of the condition of the property and of information concerning the property actually known by the owner as required by Ohio Revised Code Section 5302.30. Unless otherwise advised in writing by the owner, the owner, other than having lived at or owning the property, possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential purchaser. Unless otherwise advised, owner has not conducted any inspection of generally inaccessible areas of the property. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER OF THE PROPERTY. THIS STATEMENT IS NOT SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION.

Owner’s Statement: The representations contained on this form are made by the owner and are not the representations of the owner’s agent or subagent. This form and the representations contained in it are provided by the owner exclusively to potential purchasers in a transfer made by the owner, and are not made to purchasers in any subsequent transfer. 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. For example, although some questions are limited to the past five years material problems or defects that occurred over five years ago that have not been fully corrected are required to be disclosed.

Instructions to Owner: (1) Answer ALL questions. (2) Identify any material matters in the property that are actually known. (3) Attach additional pages with your signature. (4) More or less. (5) Complete this form yourself. (6) 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.”

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
- [ ] Holding Tank
- [ ] Private Water Service
- [ ] Cistern
- [ ] Private Well
- [ ] Spring
- [ ] Shared Well
- [ ] Pond

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water?

[ ] Yes [ ] No  If “Yes”, please describe: ____________________________

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household)

[ ] Yes [ ] No

If known of any leaks, backups or other material problems with the water supply system or quality or quantity of the water since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed:

______________

Owner’s Initials: __________ Date: 5/11/2010

Purchaser’s Initials: __________ Date: 6/18/10

(Page 1 of 4)
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

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

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

(b) Records and reports available to the seller (check (i) or (ii) below):
   (i) ___ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
   (ii) X Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)
(c) X ___. Purchaser has received copies of all information listed above.
(d) ___ Purchaser has received the pamphlet Protect Your Family from Lead In Your Home.
(e) Purchaser has (check (i) or (ii) below):
   (i) ___ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
   (ii) ___ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (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.

[Signature]
Seller: City of Richmond
Date: 5/12/90
[Signature]
Purchaser: Date: 5/14/90
[Signature]
Agent: Date: 5/14/90

{00916528 - 1}
FISCAL OFFICER'S CERTIFICATE

Richmond Heights, Ohio

June 28, 2010

As fiscal officer of the City of Richmond Heights, Ohio, I do hereby certify that funds are available and appropriated for the purchase agreement for 25250 Chardon Road property purchase and that the cost of this agreement will not exceed $70,000 in the term of the agreement.

Director of Finance
City of Richmond Heights

Approved as to Legal Form.

Date: 

Director of Law