

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of the 25250 Chardon Road property until the offer of \$80,000.00 for the 1954 Chelford Road property is rejected or withdrawn.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



- 1 **BUYER:** _____ City of Richmond Heights _____ offers to buy the
- 2 **PROPERTY:** located at _____ 1954 Chelford Rd. _____
- 3 City _____ Richmond Heights _____, Ohio, Zip _____ 44143 _____ Permanent Parcel No(s). _____ 66103015
- 4 The property, which BUYER has examined and accepts in its "AS IS" PRESENT PHYSICAL CONDITION except for
5 normal wear and tear, shall include the land, all appurtenant rights, privileges and easements, and all
6 buildings and fixtures, including such of the following as are now on the property: all landscaping, electrical,
7 heating, plumbing and bathroom fixtures, ceiling fans; central air conditioning systems; all window and door
8 shades, blinds, awnings, screens, storm windows, curtain rods and drapery hardware; garbage disposal, TV
9 antenna, rotor and control unit; radiator covers, smoke detectors, garage door opener(s) and _____ controls; all
10 attached wall-to-wall carpeting. The following selected items shall also remain: satellite dish; countertop
11 range; range; wall oven; microwave; kitchen refrigerator; second refrigerator; dishwasher;
12 washer; dryer; window air conditioner(s); through the wall air conditioners; gas grill; fireplace
13 tools; screen, glass doors and grate; all existing window treatments; ceiling fan(s); wood burner
14 stove inserts; gas logs; and water softener (do not check if leased); humidifier; dehumidifier; security
15 system; freezer; indoor grill; mailbox and invisible fence, transmitter, _____ collar(s).
- 16 Additional Items to be included: _____
- 17 _____
- 18 Items Excluded: _____
- 19 _____
- 20 **SECONDARY OFFER:** This is is not a secondary offer. This secondary offer, if applicable, shall become a
21 primary contract upon BUYER'S receipt of a signed copy of the release of the primary contract on or before
22 _____ (Date). BUYER shall have the right to terminate this secondary offer at any time
23 prior to BUYER'S receipt of said copy of the release of the primary contract by delivering written notice to the
24 SELLER or the SELLER'S agent. Upon receipt of the release of the primary contract, BUYER shall deposit earnest
25 money within four (4) days and BUYER and SELLER agree to sign an addendum listing the date for loan application,
26 loan approval, deposit of funds and documents, title transfer and possession.
- 27 **PRICE:** BUYER shall pay the sum of \$ 70,000.00
- 28 Payable as follows:
- 29 Earnest money in the form of a check, paid to/deposited with (check one)
30 Listing Broker Buyers' Broker or _____
- 31 and credited against the purchase price \$ 1,000.00
- 32 The check shall be deposited immediately upon acceptance
33 of a binding Agreement as defined below on lines 262-271
- 34 Additional Funds to be deposited in escrow \$ 69,000.00
- 35 BUYER will will not (check one) meet down payment requirement
36 in cash, without regard to the sale and/or closing of any other real property
- 37 Mortgage loan to be obtained by BUYER \$ 0.00
- 38 CONVENTIONAL, FHA, VA OTHER Cash NSP PROGRAM
- 39 _____
- 40 **FINANCING:** This transaction is conditioned upon BUYER obtaining a commitment for a first mortgage loan (the "Loan")
41 from Howard Hanna Mortgage Services or such other lending institution chosen by BUYER in the amount set forth above, or
42 in a lesser amount acceptable to BUYER. BUYER agrees to apply in writing for the Loan within _____ days after the date of
43 acceptance, to cooperate fully with the lender's requests for information and to use good faith efforts to obtain the Loan and
44 shall obtain a commitment for the Loan on or before _____. If, despite BUYER'S good faith
45 efforts, a loan commitment has not been obtained, then this Agreement shall be null and void. Upon signing of a mutual
46 release by SELLER and BUYER, the earnest money deposit shall be returned to the BUYER without any further liability of

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

49 **CLOSING:** All documents and funds necessary to complete this transaction shall be placed in escrow with BUYER'S
50 lending institution or a title company on or before 7/28/10, and the deed shall be recorded
51 on or about 7/30/10, except that if a defect in title appears, SELLER shall have thirty
52 (30) days after notice from BUYER to remove such defect and, if unable to do so, BUYER may either (1) accept title
53 subject to such defect without any reduction in the purchase price or (2) terminate this Agreement, in which case
54 neither BUYER, SELLER nor any REALTOR(S)® shall have any further liability to each other, and both BUYER and
55 SELLER agree to sign a mutual release, whereupon the earnest money shall be returned to BUYER.

56 **POSSESSION:** SELLER shall deliver possession and occupancy to BUYER on or before 5 (time) a.m. p.m.
57 0 day(s) after recording of the deed or 7/30/10, whichever is later. Subject to BUYER'S rights, if any,
58 the premises may be occupied by the SELLER free for () days and an additional ()
59 () days at a rate of \$ per day provided, however, that under no circumstances shall SELLER occupy
60 premises beyond 7/30/10 (date). Payment and collection of fees for use and occupancy after transfer
61 of title are the sole responsibility of SELLER and BUYER and not of the real estate agents or broker involved in the sale.

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

69 **LIMITED HOME WARRANTY:** Home Warranties DO NOT COVER PRE-EXISTING DEFECTS in the property nor
70 does the existence of a warranty preclude the advisability of professional inspection(s). BUYER does elect does not
71 elect (MARK THE APPROPRIATE BOX) to secure a Home Warranty Plan issued by Home Security of America, Inc.
72 The cost of \$ 0.00 shall be paid by SELLER BUYER through escrow.

73 **PRORATIONS:** General taxes, annual maintenance fees, subdivision charges, special assessments, city and county
74 charges and tenant's rents shall be prorated as of the date of the title transfer. Taxes and assessments shall be
75 prorated based upon the latest available tax duplicate. However, if the tax duplicate is not yet available or the improved
76 land is currently valued as land only, taxes and assessments shall be prorated based upon 35% of the selling price times
77 the millage rate. The escrow agent is instructed to contact the local governmental taxing authority, verify the correct tax
78 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
79 property being transferred is new construction and recently completed or in the process of completion at the time the
80 AGREEMENT was signed by the parties, the escrow agent is instructed to make a good faith estimate of the taxes to
81 be owed on the value of the improved property to the date of title transfer and reserve sufficient funds in escrow from
82 SELLER'S net proceeds to pay those taxes when they become due and payable after title transfer. The escrow agent
83 is instructed to release the balance, if any, of the funds on reserve, once it receives notice from the local county auditor
84 that the taxes on the land and improvements have been paid in full to the date of title transfer. BUYER acknowledges
85 that the latest available tax duplicate may not accurately reflect the amount of taxes and assessments that will be owed.
86 SELLER agrees to reimburse BUYER directly outside of escrow for any increase in valuation and the cost of all passed
87 or levied, but not yet certified, taxes and assessments, if any, prorated to the date of title transfer. SELLER is not aware
88 of any proposed taxes or assessments, public or private, except the following:
89

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

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

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

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SELLERS' INITIALS AND DATE

Lor 6/28/10
BUYERS' INITIALS AND DATE

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

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

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

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

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

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

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

<u>Choice</u>	<u>Inspection</u>	<u>Expense</u>	BUYER'S	SELLER'S
131 Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	132 GENERAL HOME _____ days from acceptance of AGREEMENT		<input type="checkbox"/>	<input type="checkbox"/>
133 <input type="checkbox"/>	133 SEPTIC SYSTEM _____ days from acceptance of AGREEMENT		<input type="checkbox"/>	<input type="checkbox"/>
134 <input type="checkbox"/>	134 WATER POTABILITY _____ days from acceptance of AGREEMENT		<input type="checkbox"/>	<input type="checkbox"/>
135 <input type="checkbox"/>	135 WELL FLOW RATE _____ days from acceptance of AGREEMENT		<input type="checkbox"/>	<input type="checkbox"/>
136 <input type="checkbox"/>	136 RADON _____ days from acceptance of AGREEMENT		<input type="checkbox"/>	<input type="checkbox"/>
137 <input type="checkbox"/>	137 MOLD* _____ days from acceptance of AGREEMENT		<input type="checkbox"/>	<input type="checkbox"/>
138 <input type="checkbox"/>	138 *Buyer is advised to hire a professional inspector who is qualified to determine whether mold is present in the property, what 139 type of mold is present and to propose an appropriate treatment of any mold that is discovered. Both prior and current water 140 leaks and water damage to a property can result in the existence of mold which may cause adverse health effects.			
141 <input type="checkbox"/>	141 <input checked="" type="checkbox"/> OTHER _____ days from acceptance of AGREEMENT		<input type="checkbox"/>	<input type="checkbox"/>

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

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

147 (B) Accept the property subject to SELLER agreeing to have specific material defects, that were either previously
148 disclosed in writing by the SELLER or identified in a written inspection report, repaired by a qualified
149 contractor in a professional manner at SELLER'S expense; BUYER agrees to provide SELLER with a
150 copy of all inspection reports and to sign an *Amendment to Purchase Agreement* removing the
151 inspection contingency and identifying those specific material defects which are to be repaired.
152 SELLER and BUYER shall have three (3) days from SELLER'S receipt of BUYER'S written request and
153 copies of inspection reports to agree in writing which material defect(s), if any, shall be corrected by SELLER
154 at SELLER'S expense. If BUYER and SELLER do not agree in writing within those three (3) days, then this
155 AGREEMENT shall be null and void, and SELLER and BUYER agree to sign a mutual release, whereupon

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SELLERS' INITIALS AND DATE

Lynda LR 6/28/10
BUYERS' INITIALS AND DATE

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156 the earnest money shall be returned to BUYER. SELLER agrees to provide reasonable access to the property
157 for BUYER to review any such material defects corrected by SELLER. For purposes of this
158 AGREEMENT, "material defects" DO NOT include minor routine maintenance. OR

159 (C) Terminate this Agreement if BUYER'S written inspection report(s) or any other source(s) identify material
160 defects NOT previously disclosed in writing by SELLER. If BUYER elects to terminate, BUYER agrees
161 to provide a copy of the written inspection report(s) to SELLER, and both parties agree to promptly sign a
162 mutual release, whereupon the earnest money shall be returned to BUYER.

163 Yes No
164 **PEST/WOOD DESTROYING INSECTS:** An inspection of all structures on the property shall be made within
165 days by a licensed inspection or exterminating agency of BUYER'S or SELLER'S choice at
166 BUYER'S SELLER'S expense and such agency's written report made available to the BUYER before closing. If such
167 report shows existing infestation or damage by pests, termites or other wood destroying insects, treatment of the condition
168 shall be made by a licensed exterminating agency which shall furnish a certificate of guarantee for a period of at least one
169 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
170 insects. ALL REPAIRS AND TREATMENT COSTS SHALL BE PAID BY THE BUYER OR SELLER (unless FHA/VA
171 regulations prohibit payment of inspection and/or repair expenses by BUYER, in which case SELLER shall pay such costs
172 and/or repair expense). This agreement may be voided by either party, if the repair exceeds \$500.00. In that event,
173 SELLER and BUYER agree to sign a mutual release whereupon the earnest money shall be returned to the BUYER.

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

189 BUYER HAS _____ (BUYER'S initials) HAS NOT _____ (BUYER'S initials) received a copy of
190 the EPA pamphlet entitled "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME" and a copy of the
191 "DISCLOSURE ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS."

192 If BUYER has not received such pamphlet and disclosure, then this offer is subject to the SELLER completing the
193 disclosure form and BUYER'S review and approval of the information contained on the disclosure form within _____ days
194 from receipt.

195 The BUYER and SELLER can mutually agree IN WRITING to extend the dates for inspections, repairs, or to exercise
196 their right to terminate the Agreement. SELLER agrees to provide reasonable access to the property for BUYER to
197 review and approve any conditions corrected by SELLER. If this is a secondary offer, the number of days specified
198 for each of the inspections indicated in lines 132-142 shall be from the date this becomes the primary contract and
199 not from the date of acceptance.

200 **MEGAN'S LAW:** SELLER represents that SELLER has disclosed to BUYER all notices received pursuant to Ohio's
201 sex offender law. The BUYER acknowledges that the information disclosed may no longer be accurate and assumes the
202 responsibility to check with the local sheriff's office for current, complete and accurate information. BUYER will rely on
203 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
204 any real estate agent involved in the transaction to determine if a sex offender resides in the area of the property.

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

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SELLERS' INITIALS AND DATE

Lor 6/28/10
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213 unless otherwise disclosed on this AGREEMENT or on the *Residential Property Disclosure Form*. BUYERS must initial
214 one of the following:

215 **BUYER HAS** (BUYER'S initials), prior to signing this offer, received a copy of the *Residential
216 Property Disclosure Form* which was signed by SELLER on 2/25/10 (date).

217 **BUYER HAS NOT** (BUYER'S initials) received a copy of the *Residential Property Disclosure Form*.
218 This offer is subject to the SELLER completing the *Residential Property Disclosure Form* and BUYER'S review and
219 approval of the information contained on the disclosure form within days from receipt.

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

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

228 **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
229 foundation at the time of transfer or restoration of utilities. SELLER agrees to comply with any and all local governmental
230 point of sale laws and/or ordinances. SELLER shall promptly provide BUYER with copies of any notices received from
231 governmental agencies to inspect or correct any current building code or health violations. If applicable, BUYER and
232 SELLER shall have seven (7) days after receipt by BUYER of all notices to agree in writing which party shall be
233 responsible for the correction of any building code or health violation(s). In the event BUYER and SELLER cannot agree in
234 writing, this AGREEMENT can be declared null and void by either party. In that event, SELLER and BUYER agree to sign a
235 mutual release with instruction to the Broker for disbursement of the earnest money on deposit.

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

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

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

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

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

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SELLERS' INITIALS AND DATE

Hor 6/28/10
BUYERS' INITIALS AND DATE

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

272 **ADDITIONAL TERMS:** *This offer is contingent on the Council authorizing
273 the Mayor's signature by 6/30/10*

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

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

City of Richmond Heights

293 **BUYER:** *Lynda S. Rossiter* Address: *36789 Highland Rd.*
294 Print name: *Lynda S. Rossiter* Richmond Heights OH ZIP: *44143*

295 **BUYER:** _____ Phone: _____ Email: _____
296 Print name: _____ Date: _____

297 **DEPOSIT RECEIPT:** Receipt is hereby acknowledged, of \$ _____ earnest money, subject to the
298 terms of the above offer.

299 **HOWARD HANNA REAL ESTATE SERVICES:**

300 By: _____ Office: _____ Phone: _____

301 **ACCEPTANCE:** SELLER accepts the above offer and, by irrevocable assignment of escrow funds, hereby instructs
302 the Escrow Agent to pay from SELLER'S escrow funds a brokerage commission of _____ % of the sales price
303 and, if the property is listed by Howard Hanna, \$225 to Howard Hanna Real Estate Services, 800 W. St. Clair Ave.,
304 5th Floor, Cleveland, Ohio 44113-1266 as the sole procuring agent in this transaction and _____ % of the
305 purchase price to Broker _____
306 Address _____

307 **SELLER:** _____ Address: _____
308 Print name: _____ ZIP: _____

309 **SELLER:** _____ Phone: _____ Email: _____
310 Print name: _____ Date: _____

311 **COUNTER OFFER TERMS:**

312 _____
313 _____

314 Sellers' signature Date Sellers' signature Date

Purchase Agreement 9/09
Page 6 of 6

SELLERS' INITIALS AND DATE

BUYERS' INITIALS AND DATE

Form # 056-6

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800-499-9612



11/6/08

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 Chelford Richmond Heights 44143

Owners Name(s):

Date: Feb 25, 2010

Owner is not occupying the property. If 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 THE 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 transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate. 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):

- | | | |
|--|---------------------------------------|--------------------------------------|
| <input type="checkbox"/> Public Water Service | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Private Water Service | <input type="checkbox"/> Cistern | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Private Well | <input type="checkbox"/> Spring | _____ |
| <input type="checkbox"/> Shared Well | <input type="checkbox"/> 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 SJ Date 2-25-10 Purchaser's Initials Lor! Date 4/8/10

(Page 1 of 4)

Property Address 1954 Chelford Richmond Heights 44143

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

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer | <input type="checkbox"/> Septic Tank |
| <input type="checkbox"/> Leach Field | <input type="checkbox"/> Aeration Tank | <input type="checkbox"/> Filtration Bed |
| <input type="checkbox"/> Unknown | <input type="checkbox"/> 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 board of health of 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 crawl space? 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 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. Have you ever had the property inspected for mold by a qualified inspector? Yes No If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS):
Do you know of any movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?
 Yes No If "Yes", please describe: _____

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).

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

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

Owner's Initials S

Date 2-27-10

Purchaser's Initials L

Date 4/21/10

Property Address 1954 Chelford 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 identified hazardous materials on the property? Yes No Unknown

- | | | | |
|--------------------------------------|--------------------------|--------------------------|--------------------------|
| 1) Lead-Based Paint | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2) Asbestos | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3) Urea-Formaldehyde Foam Insulation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4) Radon Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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: Yes No Unknown

Is the property located in a designated flood plain?

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?

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 SJ Date 2-27-17 Purchaser's Initials LJ Date 4/28/17

Property Address 1954 Chelford Richmond Heights 44143

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

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

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 owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Lynda S. Rositer (exed) DATE: 2/25/10

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 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

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.

CITY OF Richmond Heights
PURCHASER: Lynda S. Rositer DATE: 6/28/10

PURCHASER: _____ DATE: _____

Property Address: 1954 Cheiford Richmond Heights

**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.

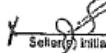
SELLER'S DISCLOSURE (Seller(s) initials are required.)


Seller(s) initials

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):

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

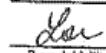

Seller(s) initials

2. *Records and reports available to the Seller (CHECK ONE BELOW)*

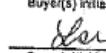
- Seller has provided purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

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

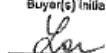
BUYER'S ACKNOWLEDGMENT (Buyer(s) initials are required.)


Buyer(s) initials

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


Buyer(s) initials

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


Buyer(s) initials

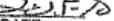
3. Buyer has (CHECK ONE BELOW)

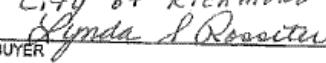
Received a ten (10) day opportunity (or mutually-agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

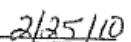
Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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 
DATE

City of Richmond Heights

BUYER 
DATE

SELLER 
LISTING AGENT 
DATE

BUYER 
SELLING AGENT 
DATE

FISCAL OFFICER'S CERTIFICATE

Richmond Heights, Ohio

June 28, 2010

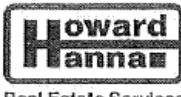
As fiscal officer of the City of Richmond Heights, Ohio, I do hereby certify that funds are available and appropriated for the purchase agreement for 1954 Chelford Road property purchase and that the cost of this agreement will not exceed \$70,000 in the term of the agreement.

Lynda S. Rossiter
Director of Finance
City of Richmond Heights

Approved as to Legal Form.

Date: _____
Director of Law

EXHIBIT B



PURCHASE AGREEMENT OFFER, RECEIPT AND ACCEPTANCE



1 **BUYER:** _____ City of Richmond Heights _____ offers to buy the

2 **PROPERTY:** located at _____ 25250 Chardon Rd. _____

3 City _____ Richmond Heights _____, Ohio, Zip _____ 44143 Permanent Parcel No(s). _____ 66103059

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

16 Additional Items to be included: _____

17 _____

18 Items Excluded: _____

19 _____

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

26 **PRICE:** BUYER shall pay the sum of \$ 70,000.00
27 Payable as follows:

28 **Earnest money in the form of a check, paid to/deposited with (check one)**
 Listing Broker Buyers' Broker or
29 and credited against the purchase price \$ 1,000.00
30 The check shall be deposited immediately upon acceptance
31 of a binding Agreement as defined below on lines 262-271

32 **Additional Funds to be deposited in escrow** \$ 69,000.00

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

35 **Mortgage loan to be obtained by BUYER** \$ 0.00
36 CONVENTIONAL, FHA, VA OTHER Cash NSP

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

Property Address: 25250 Chardon Rd.

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

49 **CLOSING:** All documents and funds necessary to complete this transaction shall be placed in escrow with BUYER'S
50 lending institution or a title company on or before 7/28/10, and the deed shall be recorded
51 on or about 7/30/10, except that if a defect in title appears, SELLER shall have thirty
52 (30) days after notice from BUYER to remove such defect and, if unable to do so, BUYER may either (1) accept title
53 subject to such defect without any reduction in the purchase price or (2) terminate this Agreement, in which case
54 neither BUYER, SELLER nor any REALTOR(S)® shall have any further liability to each other, and both BUYER and
55 SELLER agree to sign a mutual release, whereupon the earnest money shall be returned to BUYER.

56 **POSSESSION:** SELLER shall deliver possession and occupancy to BUYER on or before 5 (time) a.m. p.m.
57 0 day(s) after recording of the deed or 7/30/10, whichever is later. Subject to BUYER'S rights, if any,
58 the premises may be occupied by the SELLER free for (----) days and an additional (----)
59 (----) days at a rate of \$ _____ per day provided, however, that under no circumstances shall SELLER occupy
60 premises beyond 7/30/10 (date). Payment and collection of fees for use and occupancy after transfer
61 of title are the sole responsibility of SELLER and BUYER and not of the real estate agents or broker involved in the sale.

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

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

73 **PRORATIONS:** General taxes, annual maintenance fees, subdivision charges, special assessments, city and county
74 charges and tenant's rents shall be prorated as of the date of the title transfer. Taxes and assessments shall be
75 prorated based upon the latest available tax duplicate. However, if the tax duplicate is not yet available or the improved
76 land is currently valued as land only, taxes and assessments shall be prorated based upon 35% of the selling price times
77 the millage rate. The escrow agent is instructed to contact the local governmental taxing authority, verify the correct tax
78 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
79 property being transferred is new construction and recently completed or in the process of completion at the time the
80 AGREEMENT was signed by the parties, the escrow agent is instructed to make a good faith estimate of the taxes to
81 be owed on the value of the improved property to the date of title transfer and reserve sufficient funds in escrow from
82 SELLER'S net proceeds to pay those taxes when they become due and payable after title transfer. The escrow agent
83 is instructed to release the balance, if any, of the funds on reserve, once it receives notice from the local county auditor
84 that the taxes on the land and improvements have been paid in full to the date of title transfer. BUYER acknowledges
85 that the latest available tax duplicate may not accurately reflect the amount of taxes and assessments that will be owed.
86 SELLER agrees to reimburse BUYER directly outside of escrow for any increase in valuation and the cost of all passed
87 or levied, but not yet certified, taxes and assessments, if any, prorated to the date of title transfer. SELLER is not aware
88 of any proposed taxes or assessments, public or private, except the following:
89

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

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

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

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SELLERS' INITIALS AND DATE

Chas 6/28/10
BUYERS' INITIALS AND DATE

Form # 056-2

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Property Address: 25250 Chardon Rd.

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

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

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

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

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

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

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

130	Choice	Inspection	Expense	
131	Yes	No	BUYER'S	SELLER'S
132	<input type="checkbox"/>	<input checked="" type="checkbox"/> GENERAL HOME	days from acceptance of AGREEMENT	<input type="checkbox"/>
133	<input type="checkbox"/>	<input checked="" type="checkbox"/> SEPTIC SYSTEM	days from acceptance of AGREEMENT	<input type="checkbox"/>
134	<input type="checkbox"/>	<input checked="" type="checkbox"/> WATER POTABILITY	days from acceptance of AGREEMENT	<input type="checkbox"/>
135	<input type="checkbox"/>	<input checked="" type="checkbox"/> WELL FLOW RATE	days from acceptance of AGREEMENT	<input type="checkbox"/>
136	<input type="checkbox"/>	<input checked="" type="checkbox"/> RADON	days from acceptance of AGREEMENT	<input type="checkbox"/>
137	<input type="checkbox"/>	<input checked="" type="checkbox"/> MOLD*	days from acceptance of AGREEMENT	<input type="checkbox"/>
138	*Buyer is advised to hire a professional inspector who is qualified to determine whether mold is present in the property, what 139 type of mold is present and to propose an appropriate treatment of any mold that is discovered. Both prior and current water 140 leaks and water damage to a property can result in the existence of mold which may cause adverse health effects.			
141	<input type="checkbox"/>	<input checked="" type="checkbox"/> OTHER	days from acceptance of AGREEMENT	<input type="checkbox"/>
142				<input type="checkbox"/>

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

- 144 (A) Remove the inspection contingency and accept the property in its "AS IS" present physical condition.
145 If the property is accepted in its "AS IS" present physical condition, then BUYER agrees to sign an
146 *Amendment/Removal of Contingency*;
- 147 (B) Accept the property subject to SELLER agreeing to have specific material defects, that were either previously
148 disclosed in writing by the SELLER or identified in a written inspection report, repaired by a qualified
149 contractor in a professional manner at SELLER'S expense; BUYER agrees to provide SELLER with a
150 copy of all inspection reports and to sign an *Amendment to Purchase Agreement* removing the
151 inspection contingency and identifying those specific material defects which are to be repaired.
152 SELLER and BUYER shall have three (3) days from SELLER'S receipt of BUYER'S written request and
153 copies of inspection reports to agree in writing which material defect(s), if any, shall be corrected by SELLER
154 at SELLER'S expense. If BUYER and SELLER do not agree in writing within those three (3) days, then this
155 AGREEMENT shall be null and void, and SELLER and BUYER agree to sign a mutual release, whereupon

Purchase Agreement 9/09
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SELLERS' INITIALS AND DATE

Don 6/28/10
BUYERS' INITIALS AND DATE

Form # 056-3

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Property Address: 25250 Chardon Rd.

156 the earnest money shall be returned to BUYER. SELLER agrees to provide reasonable access to the property
157 for BUYER to review any such material defects corrected by SELLER. For purposes of this
158 AGREEMENT, "material defects" DO NOT include minor routine maintenance. OR

159 (C) Terminate this Agreement if BUYER'S written inspection report(s) or any other source(s) identify material
160 defects NOT previously disclosed in writing by SELLER. If BUYER elects to terminate, BUYER agrees
161 to provide a copy of the written inspection report(s) to SELLER, and both parties agree to promptly sign a
162 mutual release, whereupon the earnest money shall be returned to BUYER.

163 Yes No

164 **PEST/WOOD DESTROYING INSECTS:** An inspection of all structures on the property shall be made within
165 days by a licensed inspection or exterminating agency of BUYER'S or SELLER'S choice at
166 BUYER'S SELLER'S expense and such agency's written report made available to the BUYER before closing. If such
167 report shows existing infestation or damage by pests, termites or other wood destroying insects, treatment of the condition
168 shall be made by a licensed exterminating agency which shall furnish a certificate of guarantee for a period of at least one
169 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
170 insects. ALL REPAIRS AND TREATMENT COSTS SHALL BE PAID BY THE BUYER OR SELLER (unless FHA/VA
171 regulations prohibit payment of inspection and/or repair expenses by BUYER, in which case SELLER shall pay such costs
172 and/or repair expense). This agreement may be voided by either party, if the repair exceeds \$500.00. In that event,
173 SELLER and BUYER agree to sign a mutual release whereupon the earnest money shall be returned to the BUYER.

174 Yes No

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

189 BUYER HAS _____ (BUYER'S initials) HAS NOT _____ (BUYER'S initials) received a copy of
190 the EPA pamphlet entitled "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME" and a copy of the
191 "DISCLOSURE ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS."

192 If BUYER has not received such pamphlet and disclosure, then this offer is subject to the SELLER completing the
193 disclosure form and BUYER'S review and approval of the information contained on the disclosure form within _____ days
194 from receipt.

195 The BUYER and SELLER can mutually agree IN WRITING to extend the dates for inspections, repairs, or to exercise
196 their right to terminate the Agreement. SELLER agrees to provide reasonable access to the property for BUYER to
197 review and approve any conditions corrected by SELLER. If this is a secondary offer, the number of days specified
198 for each of the inspections indicated in lines 132-142 shall be from the date this becomes the primary contract and
199 not from the date of acceptance.

200 **MEGAN'S LAW:** SELLER represents that SELLER has disclosed to BUYER all notices received pursuant to Ohio's
201 sex offender law. The BUYER acknowledges that the information disclosed may no longer be accurate and assumes the
202 responsibility to check with the local sheriff's office for current, complete and accurate information. BUYER will rely on
203 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
204 any real estate agent involved in the transaction to determine if a sex offender resides in the area of the property.

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

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SELLERS' INITIALS AND DATE

John W/28/10
BUYERS' INITIALS AND DATE

Form # 056-4

Property Address: 25250 Chardon Rd.

213 unless otherwise disclosed on this AGREEMENT or on the *Residential Property Disclosure Form*. BUYERS must initial
214 one of the following:

215 BUYER HAS _____ (BUYER'S initials), prior to signing this offer, received a copy of the *Residential
216 Property Disclosure Form* which was signed by SELLER on 5/11/10 (date).

217 BUYER HAS NOT _____ (BUYER'S initials) received a copy of the *Residential Property Disclosure Form*.
218 This offer is subject to the SELLER completing the *Residential Property Disclosure Form* and BUYER'S review and
219 approval of the information contained on the disclosure form within _____ days from receipt.

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

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

229 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
230 foundation at the time of transfer or restoration of utilities. SELLER agrees to comply with any and all local governmental
231 point of sale laws and/or ordinances. SELLER shall promptly provide BUYER with copies of any notices received from
232 governmental agencies to inspect or correct any current building code or health violations. If applicable, BUYER and
233 SELLER shall have seven (7) days after receipt by BUYER of all notices to agree in writing which party shall be
234 responsible for the correction of any building code or health violation(s). In the event BUYER and SELLER cannot agree in
235 writing, this AGREEMENT can be declared null and void by either party. In that event, SELLER and BUYER agree to sign a
236 mutual release with instruction to the Broker for disbursement of the earnest money on deposit.

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

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

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

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

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

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SELLERS' INITIALS AND DATE

John 6/28/10
BUYERS' INITIALS AND DATE

Form # 056-5

Property Address: 25250 Chardon Rd.

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

272 **ADDITIONAL TERMS:** *This agreement is contingent on Council authorizing the*
273 *Mayor to sign before 6/30/10.*
274

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

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

City of Richmond Heights

293 **BUYER:** *Lynda S Rossiter* Address: *21789 Highland Road*
294 Print name: *Lynda S Rossiter* Richmond Heights OH ZIP: *44143*

295 **BUYER:** _____ Phone: _____ Email: _____
296 Print name: _____ Date: _____

297 **DEPOSIT RECEIPT:** Receipt is hereby acknowledged, of \$ _____ earnest money, subject to the
298 terms of the above offer.

299 **HOWARD HANNA REAL ESTATE SERVICES:**

300 By: _____ Office: _____ Phone: _____

301 **ACCEPTANCE:** SELLER accepts the above offer and, by irrevocable assignment of escrow funds, hereby instructs
302 the Escrow Agent to pay from SELLER'S escrow funds a brokerage commission of _____ % of the sales price
303 and, if the property is listed by Howard Hanna, \$225 to Howard Hanna Real Estate Services, 800 W. St. Clair Ave.,
304 5th Floor, Cleveland, Ohio 44113-1266 as the sole procuring agent in this transaction and _____ % of the
305 purchase price to Broker _____
306 Address _____

307 **SELLER:** _____ Address: _____
308 Print name: _____ ZIP: _____

309 **SELLER:** _____ Phone: _____ Email: _____
310 Print name: _____ Date: _____

311 **COUNTER OFFER TERMS:** _____
312 _____
313 _____

314 Sellers' signature Date Sellers' signature Date
315 _____ _____ _____ _____

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SELLERS' INITIALS AND DATE

Lynda S. Rossiter 6/28/10
BUYERS' INITIALS AND DATE

Form # 056-6

Property Address 25250 CHARDON Rd, Richmond Hts, Ohio 44143

L) **BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS:** Do you know of any of the following conditions affecting the property? Yes No 4) Shared Driveway Yes No
1) Boundary Agreement 2) Boundary Dispute 3) Recent Boundary Change 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 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 owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Freeman Clark DATE: May 17, 2010
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 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

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: Lynda J. Roscito DATE: 6/28/10
PURCHASER: _____ DATE: _____

Property Address 25250 CHARDON Rd. Richmond Hts. OH 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 identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

5) Other toxic or hazardous substances

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: Yes No Unknown

Is the property located in a designated flood plain? Yes No Unknown

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

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 SLL Date 5/17/00 Purchaser's Initials LSC Date 4/28/01

(Page 3 of 4)

SELLER HAS NEVER LIVED
IN THIS HOME.

Property Address

25250 CHARDON Rd. BIRCHMONT Hts. OH 44143

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

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer | <input type="checkbox"/> Septic Tank |
| <input type="checkbox"/> Leach Field | <input type="checkbox"/> Aeration Tank | <input type="checkbox"/> Filtration Bed |
| <input type="checkbox"/> Unknown | <input type="checkbox"/> 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 board of health of 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: Roof replaced in Fall 2009

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 sump pump goes out water may leak in basement

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backups; 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 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/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

Yes No If "Yes", please describe:

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).

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

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

Owner's Initials JKS Date 5/17/2010

Purchaser's Initials LR Date 4/28/10

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SELLER HAS NEVER LIVED
IN THIS HOME.



11/6/08

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:

25250 C HARDIN Rd. Richmond Hts. 44143-1343

Owners Name(s):

Lawrence Coebus.

Date: _____, 20_____

* SELLER HAS NEVER

Owner is is not occupying the property. If owner is occupying the property, since what date: LIVED IN THIS HOME

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 THE 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 transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate. **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):

- | | | |
|--|---------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> Public Water Service | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Private Water Service | <input type="checkbox"/> Cistern | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Private Well | <input type="checkbox"/> Spring | _____ |
| <input type="checkbox"/> Shared Well | <input type="checkbox"/> 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 JL Date 5/11/2010 Purchaser's Initials SL Date 6/28/10

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25250 CHARDON RD, RICHMOND Hts, OH 44143

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

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

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

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

Purchaser's Acknowledgment (Initial)

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

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

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

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

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

Agent's Acknowledgment (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.

Seller	City of Richmond Heights	Date	Seller	Date
<i>Deborah Clark</i> 5/10/2010				
Purchaser	Lynda A. Ropitzer	6/28/10	Purchaser	Date
<i>John W. Hul</i> 5/14/2010				
Agent	Date	Agent	Date	
<i>John W. Hul</i> 5/14/2010				

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.

Lynda S. Rossiter

Director of Finance
City of Richmond Heights

Approved as to Legal Form.

Date: _____

Director of Law

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