

RESOLUTION NO. 2014-23-CD

**AUTHORIZING THE MUNICIPAL MANAGER TO ENTER INTO A
CONTRACT FOR PURCHASE AND SALE OF REAL ESTATE
LOCATED AT 4 FALCON LANE**

WHEREAS, the Municipal Manager has been presented with an offer to purchase the property
located at 4 Falcon Lane; and

WHEREAS, Council for the Village of Greenhills desires to authorize said sale and purchase;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Greenhills, Ohio, six
members elected thereto concurring:

SECTION 1.

That the Municipal Manager is hereby authorized to enter into a contract for the purchase and sale of property located at 4 Falcon Lane to Adam Mohanna substantially in the form of the contract attached hereto as Exhibit "A," incorporated herein by reference.

SECTION 2.

That the Municipal Manager is further authorized to execute any and all necessary documents to fulfill the sale of said property.

SECTION 3.

That the Finance Director is hereby directed to deposit the sale proceeds into the Non-voted Debt Fund.

SECTION 4.

That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed this 12th day of August, 2014.

Glenn Drees, MAYOR PRO TEM /s/

Kathryn L. Lives, CLERK OF COUNCIL /s/

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Contract to Purchase

A product of the
CINCINNATI AREA BOARD OF REALTORS®, INC.
Approved by Board Legal Counsel, except for underlined items,
for exclusive use by REALTORS®
This is a legally binding contract. If not understood, seek
legal advice. For real estate advice, consult a REALTOR®.

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(Selling REALTOR® Firm) 8-11-14 (date).
1. PROPERTY DESCRIPTION: I/We ("Buyer") offer to purchase from Seller ("Seller") the following described property known as
4 Falcon Ln
Hamilton, State of OH, Zip code 45218
through Sibsey Chino, Inc. (Listing REALTOR® Firm).

2. PRICE AND TERMS:

a) Buyer hereby agrees to pay \$ 10,000 ("Purchase Price") for the Real Estate, payable as follows:

b) EARNEST MONEY: \$ Five hundred ("Earnest Money") shall be deposited by

Sibsey Chino, Inc. upon written acceptance of this contract ("Contract"). In a trust account pending Closing or returned to the Buyer if this offer is not accepted in writing. The Earnest Money shall be disbursed as follows: (i) if the transaction is closed, the Earnest Money shall be applied to Purchase Price or as directed by Buyer or (ii) if either party fails or refuses to perform, or if any contingency is not satisfied or waived, the Earnest Money shall be (a) disbursed in accordance with a release of earnest money ("Release") signed by all parties to the Contract or (b) in the event of a dispute between the Seller and Buyer regarding the disbursement of the Earnest Money, the broker is required by law to maintain such funds in his trust account until the broker receives (a) written instructions signed by the parties specifying how the Earnest Money is to be disbursed or (b) a final court order that specifies to whom the Earnest Money is to be awarded. If the Real Estate is located in Ohio, and if within two years from the date the Earnest Money was deposited in the broker's trust account, the parties have not provided the broker with such signed instructions or written notice that such legal action to resolve the dispute has been filed, the broker shall return the Earnest Money to the Buyer with no further notice to the Seller. Both Buyer and Seller acknowledge and agree that, in the event of a dispute between Buyer and Seller as to entitlement of the Earnest Money, the REALTORS® will not make a determination as to which party is entitled to the Earnest Money.

c) BALANCE: The balance of the Purchase Price shall be paid by certified, cashier's, official bank, attorney or title company trust account check on date of Closing.

3. FINANCING CONTINGENCY:

☒ CASH: Buyer shall provide, to Seller's satisfaction, written verification of funds within _____ days of acceptance of this offer. If Buyer fails to provide written notification, then Seller may, by written notice to selling REALTOR® or Buyer, terminate this Contract.

☐ CONVENTIONAL LOAN: The Buyer's obligation to close this transaction is contingent upon Buyer applying for and obtaining: (a) ☐ fixed ☐ adjustable or ☐ other first mortgage loan on the Real Estate, (b) in an amount not to exceed _____ % of the purchase price, (c) at an interest rate ☐ at prevailing rates and terms ☐ not to exceed _____ %, (d) for a term of not less than _____ years or at a higher rate or shorter term agreeable to Buyer.

☐ FHA/VA: The Buyer's obligation to close this transaction is contingent upon Buyer applying for and obtaining (a) ☐ FHA, [(1) ☐ fixed or (2) ☐ adjustable] (including FHA closing costs) or ☐ VA (including VA funding fee) first mortgage loan in the maximum allowable amount (b) at an interest rate ☐ at prevailing rates and terms ☐ not to exceed _____ %, (c) for a term of not less than _____ years or at a higher rate or shorter term agreeable to Buyer.

☒ Buyer has been provided the FHA For Your Protection: Get a Home Inspection disclosure. When the Buyer is financing through FHA or VA, the Seller may be required to pay for certain fees. Check with your lending institution. Whole house inspection fees may be paid by the VA Buyer, but must be paid outside of the Closing. On FHA/VA contracts, the appraiser is not deemed to be a whole house inspector.

☐ OTHER FINANCING: _____

☒ Settlement Charges: Seller agrees to pay actual settlement charges on behalf of the Buyer, including, but not limited to, discount points, closing costs, pre-pays and any other fees allowed by Buyer's lender in an amount not to exceed, 1000 EXC 8/14/14

Buyer ☐ has applied ☐ shall apply for financing within _____ calendar days after written acceptance of this Contract and will make a diligent effort to obtain financing. Buyer financing qualification and/or pre-approval letter ☐ is attached ☐ is not attached ☐ shall be provided within N/A calendar days of written acceptance of this offer. If Buyer fails to provide said documentation, then Seller may, by written notice to selling REALTOR® or Buyer, terminate this Contract. If Buyer or Buyer's lender does not notify Listing REALTOR® or Seller, in writing, that a loan commitment has been obtained, or waived within N/A calendar days of written acceptance of this offer, then Seller may, by written notice to selling REALTOR® or Buyer, terminate this Contract. BUYER IS RELYING ON BUYER'S OWN UNDERSTANDING OF FINANCING TO BE OBTAINED AS WELL AS THE LEGAL AND TAX CONSEQUENCES THEREOF, IF ANY.

Buyer's Initials AV Date/Time 8/14/14

Seller's Initials EX Date/Time 8/14/14

OwnerLand Realty Inc. 230 Northland Blvd Ste 215, Cincinnati, OH 45245

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Buyer

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4. INCLUSIONS/EXCLUSIONS OF SALE: The Real Estate shall include the land, together with all improvements thereon, all appurtenant rights, privileges, easements, fixtures, and all of, but not limited to, the following items if they are now located on the Real Estate and used in connection therewith: electrical; plumbing; heating and air conditioning equipment; including window units; bathroom fixtures; shades; blinds; awnings; curtain/drapery/traverse rods; window/door screens, storm windows/doors; shrubbery/landscaping; affixed mirrors/floor covering; wall-to-wall, inlaid and stair carpeting (attached or otherwise); fireplace inserts; fireplace screens/glass doors; wood stove; gas logs and starters; television aerials/rotor operating boxes/satellite dishes (including non-leased components); water softeners; water purifiers; central vacuum systems and equipment; garage door openers/operating devices; the following built-in appliances: ranges/ovens/microwaves/refrigerators/dishwashers/garbage disposers/trash compactors/humidifiers; all security alarm systems and controls; all affixed/built-in furniture/fixtures; utility/storage buildings/structures; inground/above ground swimming pools and equipment; swing sets/play sets; permanently affixed basketball backboard/pole; propane tank/oil tank and contents thereof; invisible fence transmitters and collar receivers; and parking space(s) number(s) _____ and storage unit number _____ (where applicable); except the following: which are leased in whole or in part (please check appropriate boxes); ☐ security/alarm system; ☐ propane tank; ☐ satellite dish; ☐ satellite dish components; NO EXCEPTIONS THE FOLLOWING ITEMS ARE SPECIFICALLY EXCLUDED FROM THE REAL ESTATE: NONE

5. PERSONAL PROPERTY: Also included are the following items of personal property (which add no value to the real estate): NONE

6. CERTIFICATION OF OWNERSHIP: Seller certifies that Seller owns all of the above real and personal property included in the sale as listed in Sections 4 & 5 and that they will be free and clear of any debt, lien or encumbrances at Closing except NO EXCEPTIONS. Seller further certifies that all of the above real and personal property included in the sale are and will be operational on the date of possession, except: NO EXCEPTIONS

7. SELLER'S CERTIFICATION: Seller certifies to Buyer that to the best of Seller's knowledge: The Real Estate (a) ☐ is ☒ is not located in a Historic District, (b) ☐ is ☒ is not subject to a homeowner association chapter established by recorded declaration with mandatory membership, (c) ☐ is ☒ is not subject to a homeowner association assessment, (d) ☐ is ☒ is not subject to a maintenance agreement, (e) ☐ is ☒ is not located in a flood plain, (f) no City, County, or State orders have been served upon Seller requiring work to be done or improvements performed except NO EXCEPTIONS. Seller further certifies that, to the best of Seller's knowledge, there are no Homeowner Association violations, encroachments, shared driveways, party walls, property tax abatements or homestead exemptions affecting the real estate except: NO EXCEPTIONS and that no improvements or services (site or area) have been installed or furnished, nor notification received from public authority or owner's association of future improvements of which any part of the costs may be assessed against the premises, except: NO EXCEPTIONS

8. HOMEOWNER ASSOCIATION/CONDOMINIUM/LANDMINIUM DECLARATIONS, BYLAWS AND ARTICLES: If the Real Estate is subject to a Homeowner Association Declaration or is a Condominium, Seller will provide Buyer with a current copy of the Association Declaration, the Association's financial statements, Rules and Restrictions, schedule of monthly, annual and special assessments/fees, architectural standards (to the extent not included in the Rules and Restrictions), the Bylaws and the Articles of Incorporation and other pertinent documents ("Documents") within _____ days of acceptance of this offer. Buyer shall have the right to disapprove of the Documents by delivering written notice of his disapproval within _____ days of receipt of Documents ("Disapproval Date"). If written notice of disapproval is delivered by the Disapproval Date then this contract shall become null and void. Unless written notice is delivered by the Disapproval Date, Buyer shall be deemed to have approved the Documents and further agrees to accept title subject to the terms and conditions of same. Seller agrees, as a condition to Closing, to secure written approval for this sale if required by the Documents.

9. PROPERTY DISCLOSURE FORM: Buyer ☐ has ☒ has not received the state-mandated residential property disclosure form.

10. MAINTENANCE: Until physical possession is delivered to the Buyer, Seller shall continue to maintain the Real Estate, as described in Section 4, including the grounds and improvements thereon, in good condition. Seller shall repair or replace any appliances and/or equipment currently in normal operating condition that fail prior to possession. Seller further agrees that until physical possession is delivered to the Buyer, the Real Estate will be in as good condition as it is presently except for normal wear and casualty damage from perils insurable under a standard all risk policy. If, prior to Closing, the Real Estate is damaged or destroyed by fire or other casualty and the Real Estate is not repaired or restored by and at Seller's cost as it was prior to the damage or destruction, then Buyer has the option to terminate this Contract by written notice to Seller. While this Contract is pending, Seller shall not change any existing lease or enter into any new lease, nor make any substantial alterations or repairs without the written consent of the Buyer. Buyer and Seller agree that Buyer shall be provided the opportunity to conduct a walk-through inspection of the Real Estate within 48 hours prior to closing, solely for the purpose of ascertaining that the Real Estate is in substantially the same condition as it was at the time the Contract was executed, subject to reasonable wear and tear. Upon Closing, Buyer shall become responsible for any risk of loss and for the insurance for the Real Estate.

11. HOME WARRANTY PROGRAM: Buyer has been informed that home warranty programs may be available to provide potential additional benefits to Buyer. Buyer ☐ selects ☒ does not select a home warranty to be provided by a company to be chosen by _____ and paid for by _____ at an amount not to exceed _____.

12. PROPERTY INSURANCE: Buyer(s) acknowledges that it is Buyer's sole responsibility to make inquiries with regard to property insurance, including property insurability, cost of insurance and insurance provider's use of Comprehensive Loss Underwriting Exchange (C.L.U.E.) Reports. **BUYER(S) IS RELYING ON BUYER'S OWN UNDERSTANDING OF PROPERTY INSURANCE TO BE OBTAINED.**

13. PROPERTY SURVEY: Buyer(s) acknowledges that surveys obtained by the lender are not for the benefit of the Buyer. If Buyer elects to have the property surveyed for his benefit, it shall be at Buyer(s) expense.

14. APPRAISAL CONTINGENCY: Buyer's obligation to close this transaction is contingent upon Real Estate appraising at or above final sales price of the Real Estate.

Buyer's Initials AK Date/Time 8/14/14 Seller's Initials JK Date/Time 8/14/14

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15. BUYER'S INSPECTIONS: Seller makes no representations or warranties with regard to the municipality, zoning, school district or use of the Real Estate, and Buyer assumes sole responsibility for researching the foregoing conditions. Buyer acknowledges that Buyer has conducted investigations of these conditions and the use of the Real Estate, and has verified that the Real Estate is suitable for Buyer's intended use. Seller also makes no representations with regard to conditions outside of the boundaries of the Real Estate, including but not limited to, crime statistics, registration of sex offenders, noise levels (i.e. airports, interstates, environmental), local regulations/development or any other issues of relevance to the Buyer, and Buyer assumes sole responsibility for researching such conditions. Buyer acknowledges that Buyer has been given the opportunity to conduct research pertaining to any and all of the foregoing prior to execution of this Contract. Buyer is relying solely on Buyer's own research, assessment and inquiry with local agencies and is not relying, and has not relied, on Seller or any REALTOR® involved in this transaction.

REAL ESTATE INSPECTION CONTINGENCY: For purposes of this clause, time is of the essence. The Buyer has the option to have the Real Estate inspected, at Buyer's expense. Buyer shall have _____ calendar days (Inspection Period) following written Contract acceptance to conduct all inspections related to the Real Estate. Inspections regarding the physical material condition, boundaries, and use of the Real Estate shall be the sole responsibility of the Buyer. Buyer is relying solely upon Buyer's examination of the Real Estate, the Seller's certification herein, and inspections herein requested by the Buyer or otherwise required. If any, for its physical condition and overall character, and not upon any representation by the REALTOR® involved. During the Inspection Period, Buyer and Buyer's inspectors and contractors shall be permitted access to the Real Estate at reasonable times and upon reasonable notice. Buyer shall be responsible for any damage to the real estate caused by Buyer or Buyer's inspectors or contractors, which repairs shall be completed in a timely and workmanlike manner at Buyer's expense.

a) If Buyer is not satisfied with the condition of the Real Estate as revealed by the inspection(s) and desires corrections to material defect, Buyer shall provide written notification of any material defect(s) and the relevant portion(s) of the inspection report to the Listing Firm or Seller with a request for corrections desired within the Inspection Period. Buyer and Seller shall have _____ calendar days from the date of delivery of the Post-Inspection Agreement or other written notice requesting corrections ("Settlement Period") to negotiate to reach a written agreement in settlement of the condition of the Real Estate. If written settlement of the condition of the Real Estate is not reached within the Settlement Period, Buyer shall have the option to withdraw the written request for corrections within the Settlement Period and accept the real estate as is. If written settlement is not reached, with signed copies of settlement agreement physically delivered to all parties, within the Settlement Period and Buyer has not withdrawn the request for corrections in writing, this Contract shall be null and void. Buyer shall have the right to terminate the contract during the Settlement Period.

OR

b) If Buyer is not satisfied with the condition of the Real Estate, as revealed by the inspection(s) and desires to terminate this Contract, Buyer shall provide written notification to Listing Firm or Seller that Buyer is exercising his/her right to terminate this Contract within the Inspection Period, and this Contract shall be null and void.

If Buyer is satisfied with the results of the inspection(s), Buyer shall deliver written notification to Listing Firm or Seller within the Inspection Period stating Buyer's satisfaction and waiver of the contingency.

IF BUYER DOES NOT DELIVER WRITTEN NOTIFICATION AS IDENTIFIED IN (a) OR (b) ABOVE, WITHIN THE INSPECTION PERIOD, THEN BUYER SHALL BE DEEMED TO BE SATISFIED WITH ALL INSPECTIONS AND THE CONTINGENCY SHALL BE CONSIDERED WAIVED. IF BUYER DOES NOT COMPLETE REAL ESTATE INSPECTION(S) DURING THE INSPECTION PERIOD, BUYER'S RIGHT TO INSPECT SHALL BE DEEMED WAIVED. IT IS NOT THE INTENT OF THIS PROVISION TO PERMIT THE BUYER TO TERMINATE THIS AGREEMENT FOR COSMETIC OR NON-MATERIAL DEFECTS OR CONDITIONS. BUYER AGREES THAT MINOR REPAIRS AND ROUTINE MAINTENANCE ITEMS ARE NOT TO BE CONSIDERED MATERIAL DEFECTS WITH REGARD TO THIS CONTINGENCY.

A. ☐ **BUYER ELECTS TO CONDUCT INSPECTION(S) OF THE REAL ESTATE** to determine the material physical condition of the house, land, improvements, fixtures, equipment, any additional structures, and any hazardous conditions on the Real Estate. (The inspection(s) may include, but are not limited to, the following inspections which may or may not be performed by the same or different inspectors on the same or different dates.)

Air Conditioning	Heating	Roofing	Water Quality / Quantity	Structural	Well / Septic System
Plumbing	Mold	Electrical	Asbestos	Radon	Any other desired by Buyer

B. ☒ **BUYER WAIVES THE REAL ESTATE INSPECTIONS** in A above with the following exception(s): _____
Buyer acknowledges that Buyer has been advised by REALTOR® to conduct inspections of the Real Estate and has been provided the opportunity to make this Contract contingent upon the results of such inspections.

C. ☐ **BUYER SELECTS A TERMITE AND WOOD-BORING INSECT INSPECTION** (required by some lenders/types of financing).
☒ **BUYER WAIVES A TERMITE AND WOOD-BORING INSECT INSPECTION.**

D. **LEAD-BASED PAINT INSPECTION:** Buyer ☒ has ☐ has not received the Seller's disclosure of any lead-based paint or lead-based paint hazards known to Seller on the Real Estate. Buyer ☒ has ☐ has not received the pamphlet "Protect Your Family from Lead in Your Home." Every Buyer of any interest in residential real property on which a residential dwelling unit 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. If the dwelling unit was built prior to 1978, Buyer has the right to inspect for lead, at Buyer's cost, for ten (10) days following Contract acceptance.

☐ **BUYER SELECTS THE LEAD-BASED PAINT INSPECTION** pursuant to the attached Lead-Based Paint Inspection Addendum, which provides rights and responsibilities that supersede those of the general inspection contingency of this Contract.

☒ **BUYER WAIVES THE LEAD-BASED PAINT INSPECTION.**

SELLER(S) AND REALTOR(S) SHALL NOT BE RESPONSIBLE FOR ANY DEFECTS IN THE REAL ESTATE, INCLUDING THE PRESENCE OF ASBESTOS, LEAD, MOLD, RADON OR ANY OTHER HAZARDOUS MATERIALS. BUYER ACKNOWLEDGES THAT BUYER HAS BEEN ADVISED BY REALTOR® TO CONDUCT INSPECTIONS OF THE REAL ESTATE THAT ARE OF CONCERN TO BUYER AND HAS BEEN PROVIDED THE OPPORTUNITY TO MAKE THIS CONTRACT CONTINGENT UPON THE RESULTS OF SUCH INSPECTION(S).

Buyer's Initials HP Date/Time 8/11/14 Seller's Initials OK Date/Time 8/14/14
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16. OTHER CONTINGENCIES/AGREEMENTS: ☐ See attached Addenda, which are incorporated into this Contract:

17. **TITLE INSURANCE:** Title insurance is designed to protect the policyholder of such title insurance for covered losses caused by defects in title (ownership) to the Real Estate that are in existence on the date the policy of title insurance is issued. Title insurance is different from casualty or liability insurance. Buyer is encouraged to inquire about the benefits of owner's title insurance from a title insurance agency or provider. An owner's policy of title insurance, while not required, is recommended. A lender's policy of title insurance, if required by the mortgage lender, does not provide protection to the Buyer. Buyer acknowledges that it is Buyer's sole responsibility to make inquiries with regard to owner's title insurance prior to closing.

Buyer ☒ does ☐ does not desire to obtain an Owner's Policy of Title Insurance. If Buyer desires to obtain an Owner's Policy of Title Insurance, Seller ☐ Buyer shall pay the entire amount of the Owner's Policy of Title Insurance premium.

☐ Seller shall pay an amount not to exceed \$ _____ towards the purchase of an Owner's Policy of Title Insurance, (in addition to Settlement Charges in Section 3) and Buyer shall be responsible for payment of the balance of the Owner's Policy of Title Insurance premium.

The Owner's Policy of Title Insurance premium shall be based on the purchase price of the Real Estate.

Buyer chooses Seller's title company (title company) to provide all appropriate and necessary title insurance services and products to Buyer and Buyer's lender in order to close this transaction.

18. **PRORATIONS:** It is the intent of the Seller and Buyer that each shall pay the real estate expenses listed in (a), (b) and (c) below due and billed for the period of time that each owns the real estate. There shall be prorated between Seller and Buyer as of Closing: (a) real estate taxes and installment assessments as shown on the most recent official tax duplicate available as of the date of Closing, (b) homeowner/condominium association assessments and other charges imposed by the association under the terms of the Association/Condominium Documents, if applicable, as shown on the most recent official Association statement available as of the date of Closing, and/or, (c) rents and operating expenses if the Real Estate is rented to tenants. Security and/or damage deposits held by Seller shall be transferred to Buyer at Closing without proration. Seller and Buyer acknowledge that actual bills received by Buyer after Closing for real estate taxes and assessments may differ from the amounts prorated at Closing; however, all closing prorations shall be final, except for the following: (i.e. tax abated property, new construction, etc.)

The Real Estate may contain a newly-constructed residence which at the time of Closing does not yet appear on the most recent official tax duplicate available, so that the tax bill prorated at the Closing shows taxes for only the vacant or partially improved land. Seller agrees that Seller is responsible for the amount of all real estate taxes assessed for the land and the residence through the date of Closing, regardless of when assessed, and if one or more tax bills are issued after the Closing which show taxes which were not prorated by Seller and Buyer at the Closing, Seller shall immediately pay the additional appropriate prorated amount to Buyer upon delivery by Buyer of the new tax bill(s). This provision shall survive the Closing and delivery of the deed, and the REALTOR® shall not be responsible for enforcement of this provision. Buyer shall be solely responsible for inquiring about and determining any tax credits or abatements available to the Real Estate.

19. **CONVEYANCE AND CLOSING:** Closing services will be provided by title company designated by Buyer: Seller's title company

Both Buyer and Seller agree to execute all documents required by the closing/escrow agent. Seller shall be responsible for transfer taxes, conveyance fees, deed preparation, the cost of removing or discharging any defect, lien or encumbrance required for conveyance of the Real Estate as required by this Contract; and shall convey marketable title to the Real Estate by deed of general warranty or fiduciary deed, if applicable, in fee simple absolute, with release of dower, on August 27th, 2014, or earlier as mutually agreed by the parties. Title shall be free, clear and unencumbered as of Closing, except (1) covenants, conditions, restrictions and easements of record which do not adversely affect the use of the Real Estate, (2) NO EXCEPTIONS, (3) homeowner/condominium association fees, and (4) the following assessments (certified or otherwise): of Record. Seller shall have the right at Closing to pay out of the Purchase Price any and all encumbrances or liens.

20. **POSSESSION AND OCCUPANCY:** Subject to rights of tenants, possession/occupancy shall be given ☒ at Closing ☐ on or before _____ o'clock ☐ A.M. ☐ P.M. ☐ Noon on August 27th, 2014, or such earlier date that the Seller so notifies the Buyer. Until such time, Seller shall have the right of possession/occupancy free of rent, unless otherwise specified, but shall pay for all utilities used. Seller shall order final meter readings to be made as of the occupancy date for all utilities serving the Real Estate and Seller shall pay for all final bills rendered from such meter readings. Seller acknowledges and agrees that prior to Buyer taking possession of the Real Estate, as agreed, Seller shall be responsible for all additional expenses, including attorney's fees, incurred by Buyer to take possession as a result of Seller's failure to vacate.

21. **AGENCY DISCLOSURES:** Buyer and Seller acknowledge having reviewed the attached state-mandated agency disclosure statement(s).

22. **AFFILIATED BUSINESS ARRANGEMENT DISCLOSURES:** An Affiliated Business Arrangement Disclosure ☐ has ☒ has not been executed in conjunction with this contract.

Buyer's Initials A M Date/Time 8/11/14 Seller's Initials JK Date/Time 8/14/14

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Buyer

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23. COMPANY SPECIFIC PROVISIONS:

24. M.L.S. AND PUBLIC RECORD ACKNOWLEDGEMENT: Seller and Buyer acknowledge that REALTOR® shall disclose this sales information to any Multiple Listing Service to which REALTOR® is a member and that disclosure by M.L.S. to other M.L.S. participants, affiliates, governmental agencies or other sources authorized to receive M.L.S. information shall be made. Seller and Buyer acknowledge that sales information is public record and may be accessed and used by entities, both public and private, without the consent of the parties.

25. SOLE CONTRACT: The parties agree that this Contract constitutes their entire agreement and no oral or implied agreement exists. Any amendments and/or extensions to this Contract shall be in writing, signed by all parties and copies shall be included with all copies of the original Contract. This Contract shall be binding upon the parties, their heirs, administrators, executors, successors and assigns. Faxes are an acceptable method of communication and physical delivery in this transaction and shall be binding upon the parties.

26. INDEMNITY: Seller and Buyer recognize that the REALTORS® involved in the sale are relying on all information provided herein or supplied by Seller or Seller's sources and Buyer and Buyer's sources in connection with the Real Estate, and agree to indemnify and hold harmless the REALTORS®, their agents and employees from any claims, demands, damages, lawsuits, liabilities, costs and expenses (including reasonable attorney's fees) arising out of any referrals, misrepresentation or concealment of facts by Seller or Seller's sources and/or Buyer and Buyer's sources.

27. ACKNOWLEDGMENT: Buyer and Seller acknowledge that any questions regarding legal liability with regard to any provision in this Contract, accompanying disclosure forms and addendums or with regard to Buyer's/Seller's obligations as set forth in this Contract must be directed to Buyer's/Seller's attorney. In the event the Broker provides to Buyer or Seller names of companies or sources for such advice and assistance, the parties additionally acknowledge and agree that the Broker does not warrant, guarantee, or endorse the services and/or products of such companies or sources.

28. EXPIRATION AND APPROVAL: This offer is void if not accepted in writing and physically delivered to Buyer or Buyer's agent on or before August 14, 2014 o'clock ☒ A.M. ☐ P.M. ☐ Noon CINCINNATI TIME. The Buyer has read, fully understands and approves the foregoing offer and acknowledges receipt of a signed copy. Buyer certifies that the signatory(ies) below has/have full authority to enter into this agreement and that no additional signatories, spouse or otherwise, are necessary in order to purchase the property.

Adam Mohn

BUYER

BUYER

(Print Buyer's Name[s] Above)

DATE

8/11/14

DATE

TIME

TIME

Angela McAdon
(Selling Agent)

BUYER'S ADDRESS

29. ACTION BY SELLER: The undersigned Seller has read and fully understands the foregoing offer. Seller certifies that the signatory(ies) below has/have full authority to enter into this Contract and that no additional signatories, spouse or otherwise, are necessary in order to convey the Real Estate. Seller hereby: ☐ accepts said offer and agrees to convey the Real Estate according to the above terms and conditions, ☐ rejects said offer, or ☐ counteroffers according to the above modifications initiated and dated by Seller, which counteroffer shall become null and void if not accepted in writing and physically delivered to Seller or Seller's agent on or before CINCINNATI TIME o'clock ☐ A.M. ☐ P.M. ☐ Noon

Edmonk Dada

SELLER

SELLER

Village of Greenhills
(Print Seller's Name[s] Above)

DATE

8/14/14

DATE

TIME

TIME

(Listing Agent)

[ALL OWNERS AND SPOUSES OF OWNERS MUST SIGN.]

REALTORS® TO COMPLETE THE SECTION BELOW

1. RECEIPT BY SELLING REALTOR®: DATE 8/11/14
☒ check # 263 made payable to the REALTOR® Firm Sibcy Clements Inc I hereby acknowledge receipt of \$ 500
☐ other _____ in accordance with terms herein provided.
Ownerland Realty Firm # own03 By Angela McAdon Agent # 392222
 SELLING REALTOR® Firm SELLING REALTOR®

SELLING REALTOR® phone / fax / other contact information 513 289-5844 / 513 297-0709
Sibcy Clements Inc Firm # Sibc12 By Tim Cottrell Agent # 250314
 LISTING REALTOR® Firm LISTING REALTOR®

LISTING REALTOR® phone / fax / other contact information 513 324-7447 FAX 513 629-8054
2. DELIVERY DATE OF FINAL CONTRACT TO _____ IS _____

AUG. 5. 2014 2:48PM SIBCY CLINE NH

NO. 9997 P. 2/2

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**Lead-Based Paint Disclosure
Housing Sales**

A product of the
CINCINNATI AREA BOARD OF REALTORS® INC.
Approved by Board Legal Counsel
(If not understood, seek legal advice. For real
estate advice, consult your REALTOR®.)



Property Address 4 Falcon Lane, Greenhills, Ohio 45218

LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling unit 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.

Intact lead-based paint that is in good condition is not necessarily a hazard. See the EPA pamphlet "Protect Your Family From Lead In Your Home" for more information.

Seller's Disclosure (Please initial where indicated):

- ☒ (a) Presence of lead-based paint and/or lead-based paint hazards (check one):
☐ Known lead-based paint and/or lead-based paint hazards are present in the housing. (explain)

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

(b) Records and Reports available to the seller (check one):

- ☐ Seller has provided the buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):
☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment (Please initial where indicated):

- ☒ (c) Buyer has received copies of all information listed in (b) above.
☒ (d) Buyer has received the pamphlet *Protect Your Family from Lead In Your Home*.
☒ (e) Buyer has (check one below):
☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of 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 (Please initial where indicated):

- ☒ (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 provided by the signatory is true and accurate.

By:

Seller
[Signature] Date 7/30/14
 Agent
[Signature] Date 7/30/14

Buyer
[Signature] Date 8/11/14
 Agent
[Signature] Date 8/11/14

AUG. 5. 2014 2:49PM

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NO. 9998 P. 2/3

ADDENDUM TO CONTRACT TO PURCHASE

This Addendum to Contract to Purchase ("Addendum") dated this 11 day of May, 2014, is executed by and between the Village of Greenhills, Ohio, Seller, and Adam Johnson, Buyer, to amend certain terms to the Contract to Purchase for the Real Estate located at 4 Falcon, Greenhills, Ohio 45218 ("Contract").

The parties hereto agree as follows:

1. Seller is exempt from completion of the Ohio Real Estate Disclosure form pursuant to ORC Section 5302-30 (B) (2) (k).
2. Paragraph 19 is hereby amended to delete "general warranty deed" and replace with "limited warranty deed."
3. Paragraph 26 is hereby deleted as to Seller, which is a public entity and not permitted to give indemnification. fcc

Initials of Sibcy Cline Listing Agent

Initials of Selling Agent

4. Buyer represents that its limited liability company is authorized to do business in the State of Ohio and that the individual executing this Contract and Addendum is duly -authorized.
5. Buyer is purchasing the Real Estate AS IS, WHERE IS AND WITH ALL FAULTS. Buyer is relying upon his/its own inspection of the Real Estate and shall hold Seller harmless from any liability with regard to the condition of the Real Estate.

Dated: 8/11/14

BUYER

Dated: July 30, 2014

SELLER: The Village of Greenhills, Ohio

By: Evonne Kovach

Evonne Kovach, Village Manager