

Ohio REALTORS® Residential Property Disclosure Exemption Form

To Be Completed By Owner

Property Address:

13511 Kelso Avenue, Cleveland, OH 44110



Owner's Name(s):

Teresa L Sato, Conservator for the Estate Of Walker Wilkerson and TIW Investments LLC

Ohio law requires owners of residential real estate (1-4 family) to complete and provide to the buyer a Residential Property Disclosure Form disclosing certain conditions and information concerning the property known by the owner. The Residential Property Disclosure Form requirement applies to most, but not all, transfers or sales of residential property.

Listed below are the most common transfers that are exempt from the Residential Property Disclosure Form requirement.

The owner states that the exemption marked below is a true and accurate statement regarding the proposed transfer:

- ☐ (1) A transfer pursuant to a court order, such as probate or bankruptcy court;
- ☐ (2) A transfer by a lender who has acquired the property by deed in lieu of foreclosure;
- ☒ (3) A transfer by an executor, a guardian, a conservator, or a trustee;
- ☐ (4) A transfer of new construction that has never been lived in;
- ☐ (5) A transfer to a buyer who has lived in the property for at least one year immediately prior to the sale;
- ☐ (6) A transfer from an owner who both has inherited the property and has not lived in the property within one year immediately prior to the sale;
- ☐ (7) A transfer where either the owner or buyer is a government entity.

ALTHOUGH A TRANSACTION MAY BE EXEMPT FOR THE REASON STATED ABOVE, THE OWNER MAY STILL HAVE A LEGAL DUTY TO DISCLOSE ANY KNOWN LATENT DEFECTS OR MATERIAL FACTS TO THE BUYER.

OWNER'S CERTIFICATION

By signing below, I state that the proposed transfer is exempt from the Residential Property Disclosure Form requirement. I further state that no real estate licensee has advised me regarding the completion of this form. I understand that an attorney should be consulted with any questions regarding the Residential Property Disclosure Form requirement or my duty to disclose defects or other material facts.

Owner: *Teresa L Sato, Conservator for the Estate Of Walker Wilkerson and TIW Investments LLC*

dotloop verified
07/23/26 3:12 PM PDT
ZXQP-WULG-GWAC-QXCO

Date: _____

Owner: _____

Date: _____

BUYER'S ACKNOWLEDGEMENT

Potential buyers are encouraged to carefully inspect the property and to have the property professionally inspected. Buyer acknowledges that the buyer has read and received a copy of this form.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

This is not a state mandated form. This form has been developed by the Ohio REALTORS® for use by REALTORS® assisting owners in the sale of residential property. The exemptions noted above are not a complete list of the transfers exempt from the Residential Property Disclosure Form requirement. All exempted transfers are listed in ORC § 5302.30(B)(2). The Ohio REALTORS® is not responsible for the use or misuse of this form.

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.

Property Address 13511 Kelso Avenue, Cleveland, OH 44110

Seller's Disclosure

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

(i) ☐ ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:
Unknown

(ii)  ☐ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
07/23/26 3:12 PM PDT
dotloop verified

(b) Records and reports available to the seller (initial (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:
Unknown

(ii)  ☐ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
07/23/26 3:12 PM PDT
dotloop verified

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) ☐ ☐ received copies of all records and reports pertaining to lead-based paint and/ or lead-based paint hazards in the housing listed above.

(ii) ☐ ☐ not received any records and reports regarding lead-based paint and/ or lead-based paint hazards in the housing.

(d)

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

(e) Purchaser has (initial (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 or enter N/A if not applicable)

- (f)  Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
07/23/26 2:53 PM EDT dotloop verified
- (g) ☐ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.¹

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.

Teresa L Sato, Conservator for the Estate Of Walker Wilkerson and TM Investments LLC dotloop verified
07/23/26 3:12 PM PDT
6NCD-EEEN-007X-RRW1

Seller

Date

Purchaser

Date

Seller

Date

Purchaser

Date

Carly Sablotny dotloop verified
07/23/26 2:53 PM EDT
ZTA6-MMFA-YTAZ-HTZR

Seller's Agent

Date

Purchaser's Agent¹

Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.

AMERICAN TITLE SOLUTIONS, LLC

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE NOTICE

TO: Purchaser/Borrower: _____

TO: Seller:

Teresa L Sato, Conservator for the Estate Of Walker Wilkerson and TIW Investments LLC

FROM: Momentum Partners LLC, and Solon Real Estate, LLC

Property: 13511 Kelso Ave., Cleveland, OH 44110

Date: 07/23/2026

This is to give you notice that Solon Real Estate, LLC is a member of Momentum Partners, LLC, which has a business relationship with American Title Solutions, LLC. Momentum Partners, LLC owns 49% of the limited liability company membership interests of American Title Solutions, LLC, and Solon Real Estate, LLC own less than ten percent (10%) of the limited liability company membership interests of Momentum Partners, LLC. Because of this relationship, this referral may provide a financial or other benefit to Momentum Partners, LLC, and/ or Solon Real Estate.

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

TITLE INSURANCE PREMIUM:	State Regulated
ENDORSEMENT TO LOAN POLICY:	\$30 - \$350
TITLE COMMITMENT FEE:	\$50 - \$100
TITLE EXAM FEE:	\$275 - \$450
SETTLEMENT FEE:	\$300 - \$450
RECORDING FEES:	\$28 - \$250

I/We have read this disclosure form and understand that Momentum Partners, LLC, and/ or Solon Real Estate, LLC are referring me/us to purchase the above-described settlement services from American Title Solutions, LLC and may receive a financial or other benefit as a result of this referral.

Purchaser/Borrower Date

Purchaser/Borrower Date

Teresa L Sato, Conservator for the Estate Of Walker Wilkerson and TIW Investments LLC

dotloop verified
07/23/26 3:12 PM PDT
FUZ0-JYAR-BFNX-ROBJ

Seller Date

Seller Date

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT
(OHIO)

TO: all parties
(Buyer, Seller, or Borrower)

PROPERTY: 13511 Kelso Ave., Cleveland, OH 44110

FROM: Sablotny Team LLC DATE: 07/23/2026
(Party making referral; hereinafter referred to as "**Referrer**")

We are pleased to refer you to ACT Title Agency LLC ("ACT") for title services. ACT is a title insurance policy issuing agent of Chicago Title Insurance Company ("CTIC") and Fidelity National Title Insurance Company ("FNTIC"). Chicago Title Company, LLC is the Manager of ACT and is an affiliate of CTIC and FNTIC.

PLEASE NOTE that the above referenced **Referrer** has a business relationship with ACT and has a minority ownership interest in ACT Investors LLC. ACT Investors LLC has a Forty-Nine Percent (49%) direct ownership interest in ACT. Executive Title Agency Corp., an affiliate of CTIC, FNTIC, and Chicago Title Company, LLC, has a Fifty-One Percent (51%) direct ownership interest in ACT. Because of these relationships, this referral may provide **Referrer** a financial or other benefit.

Below is the estimated charge or range of charges by ACT for the settlement services listed:

Title Insurance Premium(s) & Title Insurance Endorsement(s):	As filed with the State of Ohio for CTIC and FNTIC. Terms and provisions for any available reduced rate of premium and policy endorsements are also contained within said filing.
Title Commitment/Binder:	\$50.00-\$100.00
Residential Title Exam:	\$225.00-\$450.00
Commercial Title Exam:	Quoted upon request
Special Tax Search (if applicable):	\$75.00
24 Month Chain of Title (if applicable):	\$50.00

Note: Fees vary depending on transaction type, purchase price, and county location, and there may be additional charges depending on the particular needs of your transaction. Party/Parties responsible for above charges (Buyer/Borrower and/or Seller) shall be determined by the Purchase Contract or local custom. CTIC's/FNTIC's Ohio title insurance rate filing is available upon request.

Please note that you are **NOT** required to use the listed provider as a condition for the purchase, sale, or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Acknowledgment

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

SignatureDate	<i>Teresa L. Sato, Conservator for the Estate of Walker Wilkerson and BW Investments LLC</i> SignatureDate
SignatureDate	SignatureDate

Acceptance/Invoice

Contract Number:

❖ = Required



To obtain a contract number call: 1.800.648.5006

America's Preferred Home Warranty | 5775 Ann Arbor Rd. | Jackson, MI 49201
Fax: 1.888.479.2652 | aphwoffice@aphw.com | aphw.com

IMPORTANT: FOR SERVICE CALL: 1.800.648.5006.

NO PAYMENT OR REIMBURSEMENT FOR SERVICES PERFORMED WITHOUT PRIOR APPROVAL.

~ Please be sure to fill in all applicable areas of information. ~

Seller(s) Name(s)

Teresa L Sato, Conservator for the Estate Of Walker Wilkerson and TIW Investments LLC

13511 Kelso Avenue

City❖ State❖ County❖ Zip❖
Cleveland OH Cuyahoga County 44110

Phone Number(s)

Seller(s) E-mail(s)

teresasato01@gmail.com

Buyer(s) Name(s)

Phone Number(s)

Buyer(s) E-mail(s)❖

Real Estate Office❖

Address❖

City❖ State❖ Zip❖

Phone Number

Fax Number

Real Estate Agent❖

Agent's E-mail❖

Closing Date

Listing date
07/24/2026

BOTH PARTIES AGREE THAT THE OBLIGATIONS FOR REPAIR OR SERVICE UNDER THIS AGREEMENT ARE SOLELY THOSE OF THE SERVICE PROVIDER AND ARE NOT THE OBLIGATION OF ANY REAL ESTATE FIRM. SEE TERMS AND CONDITIONS FOR COVERAGE DETAILS.

SELLER AND BUYER ACKNOWLEDGE BY SIGNATURE OR PAYMENT THAT HE OR SHE HAS READ, UNDERSTANDS AND ACCEPTS THIS REAL ESTATE HOME WARRANTY AGREEMENT, INCLUDING ALL SERVICE AGREEMENT TERMS AND CONDITIONS.

Seller(s) Signature(s) X

Buyer(s) Signature(s) X

WAIVER

Applicant has reviewed the Real Estate Home Warranty Agreement and hereby declines coverage. Applicant agrees to hold the real estate broker and agent harmless in the event of a significant mechanical failure which otherwise would have been covered under the Real Estate Home Warranty Agreement.

Seller(s) Signature(s) X

Teresa L Sato, Conservator for the Estate Of Walker Wilkerson and TIW Investments LLC

dotloop verified
07/23/26 3:12 PM PDT
ENV2-HB16-UNSV-9176

Buyer(s) Signature(s) X

2 of 8 - KWBP499B

HOUSING TYPE (Please Check One)

- ☐ Single Family ☐ Condo/Townhouse
☐ Duplex (2 warranties) ☐ Triplex (3 warranties)
☐ Fourplex (4 warranties) ☐ New Home Construction
☐ Manufactured Home Year Manufactured: _____
☐ Foreclosed/Repossessed Home**
**See Terms and Conditions "Limitations of Coverage" Provisions

PLAN OPTIONS (Please Check One)

Buyer's Premier Coverage Plan - One Year

26 Standard Coverage Items + 11 Buyer Preferred Upgrade Items + \$50 Deductible + Identity Theft Protection (pg. 5)

- ☐ Single Family Home \$825
☐ Condo/Townhouse \$760

Single Family Plans

- ☐ One Year: \$100 Deductible \$499
☐ ♥ One Year: \$50 Deductible \$650
- includes Identity Theft Protection (pg. 6)

- ☐ Two Years: \$100 Deductible \$950

Condo/Townhouse Plans

- ☐ One Year: \$75 Deductible \$475
☐ Two Years: \$75 Deductible \$899

New Construction Plan for Buyers

- ☐ Three Years: \$75 Deductible \$600
Coverage begins 366 days after closing and continues for three years.

Multi-Family Unit Plans (\$75 Deductible)

- ☐ One Year: Duplex (2 warranty agreements) \$950
☐ One Year: Triplex (3 warranty agreements) \$1,250
☐ One Year: Fourplex (4 warranty agreements).. \$1,599

BUYER COVERAGE OPTIONS (Check All That Apply)

- ☐ Buyer Preferred Upgrade ...\$199 x ____ yrs. = \$ ____

Important: If a Buyer Preferred Upgrade has been selected and the property is a multiple-family dwelling, the upgrade package must be purchased for each unit.

- ☐ Additional Refrigerators.....\$75 x ____ yrs. = \$ ____
☐ Gas Fireplace.....\$75 x ____ yrs. = \$ ____
☐ Inground Pool/Spa\$185 x ____ yrs. = \$ ____
☐ Premium/
Salt Water Pool/Spa\$345 x ____ yrs. = \$ ____
☐ Sprinkler System.....\$75 x ____ yrs. = \$ ____
☐ Termite Control.....\$75 x ____ yrs. = \$ ____
☐ Water Softener.....\$85 x ____ yrs. = \$ ____

If a Buyer Coverage Option has been selected for a 2-year home warranty or a 3-year New Construction warranty, please enter 2 or 3 years accordingly for each option chosen.

SELLER'S COVERAGE

- ☐ Seller Preferred Upgrade \$125

HOME ENTERTAINMENT & TECHNOLOGY PLAN

- ☐ \$75 Deductible.....\$199 x ____ yrs. = \$ ____

Plan Cost(s) \$

Option Cost(s)..... \$

Total..... \$

PLEASE REMIT PAYMENT TO:

AMERICA'S PREFERRED HOME WARRANTY
PO BOX 772150 | DETROIT, MI 48277-2150

SUBMIT