

**BIDDERS INFORMATION PACKET**

**REAL ESTATE AUCTION**

**TUESDAY, APRIL 28<sup>th</sup> | 5:30PM**



**8228 Cyrus Lane, Northfield, OH 44067**

**PARCEL NUMBERS:**

**OPEN HOUSE:**

**03/26/26 - 5:00-6:00PM**

**04/16/26 - 5:00-6:00PM**



**COLDWELL BANKER**

**SCHMIDT  
REALTY**

**LISTING AGENT: TODD D. BOSLEY, AUCTIONEER/REALTOR**

**PHONE CALL / TEXT: [330-323-9775](tel:330-323-9775)**

**EMAIL: [TODD.BOSLEY@CBSCHMIDTOHIO.COM](mailto:TODD.BOSLEY@CBSCHMIDTOHIO.COM)**



**CO-LISTING AGENT: Shelly Booth, Coldwell Banker Schmidt Realty**

**PHONE CALL / TEXT: 330-618-1559**



8228 Cyrus Lane, Northfield, Ohio 44067

Buyer Full

MLS#: **5192947** Prop Type: **Residential**  
Status: **Active** Sub Type: **Condominium**  
**Recent: 03/19/2026 : New Listing**  
**Next Open House: Public: Thu Apr 16, 5:00PM-6:00PM**

List Price: **\$1(Auc)**  
DOM/CDOM: **14/14**



List Dt Rec: **03/19/2026**  
Unit:  
County: **Summit**

List Date: **03/19/2026**  
Contg Dt:  
Pend Dt:  
Off Mkt Dt:  
Close Dt:

**Supplements (1)**

Parcel ID: **TX 4503543**  
Twp: **Northfield Center Twp**  
Subdiv: **Villas At Eaton Estates**  
School Dist: **Nordonia Hills CSD - 7710**  
Bedrooms: **2**  
Total Baths: **3 (2/1)**  
Yr Built: **1995/Public Records**  
Liv Area: **1662/NA/1662**  
Acres: **0.07**  
Photo Opt Out: **No**

Stories:  
Tot Stories: **1**  
Levels: **One**  
\$/SqFt: **\$0.00**  
Map:

Directions: **Valley View to Acadia to Cyrus**

**Association Information**

Maint Fee: **Yes/\$250/Monthly** Unit Floor #: **1** Unit Location:  
Maint Fee Incl: **Association Insurance, Landscaping, Property Management, Reserve Fund, Snow Removal, Trash Removal**  
Maint Provider: **Reserve Realty Management**  
Pets Allowed: **Cats OK, Dogs OK, Number Limit**  
Association: **Yes/\$425/Annually/Eaton Estate Community HOA**  
Assoc Includes: **Association Fees, Association Insurance, Common Area Maintenance, Entrance Maint., Exterior Building, Grounds Care, Insurance, Landscaping, Management, Pool Maintenance, Property Management, Recreation, Reserve Fund, Roof, Snow Removal, Trash Removal**  
Restrictions: **Architectural, Easements, No Business in Home, No Commercial, No Fences, No Leasing, No Mobile Homes, No RV Parking, No Storage Building, Rentals not Permitted**

**Legal/Taxes**

Taxes: **\$3,745** Tax Year: **2024** Assessment: **No** Homestead: **Yes**  
Legal: **SV-VILLAS AT EATON EST SUB PARCEL A BLK 1-C LOT 23 ALL**

**Rooms/SqFt Information**

Bed:	Main	Upper	Lower	SqFt Approximate FINISHED/Source:
Beds Main:	<b>1</b>			Above Gr: <b>1,662/Realist</b>
Full Baths:	<b>1</b>	<b>1</b>	<b>0</b>	Below Gr: <b>-</b>
Half Baths:	<b>1</b>	<b>0</b>	<b>0</b>	TOTAL: <b>1,662</b>
Laundry:	<b>1</b>	<b>0</b>	<b>0</b>	<u>Lot Information</u>

# Rooms: **7** # FP: **0** Lot Sz Src: **Realist**

**Features**

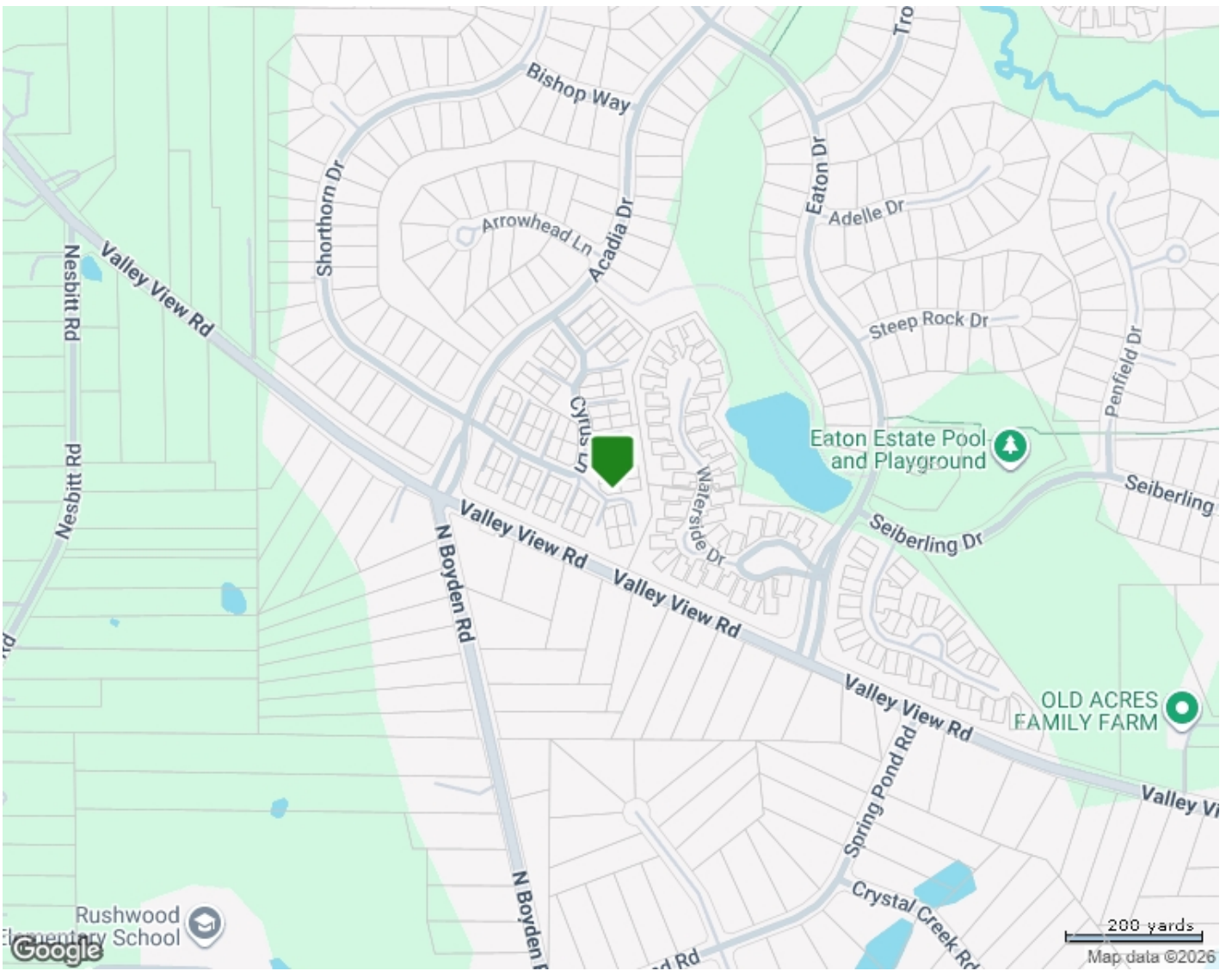
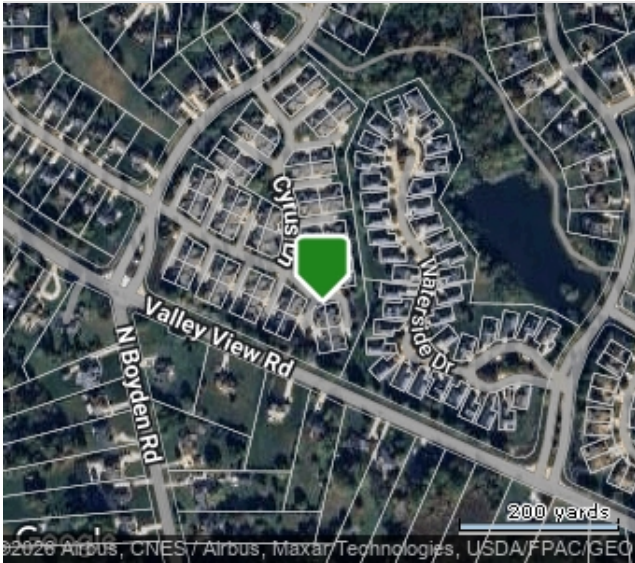
Architect Style:	<b>Cape Cod, Cluster Home</b>	Year Built:	<b>1995/Public Records</b>
Prop Condn:	<b>Actual YBT</b>		
Basement:	<b>No, None</b>		
Heating:	<b>Forced Air, Gas</b>	Cooling:	<b>Central Air</b>
Fireplace:	<b>No</b>		
Laundry:	<b>Main Level</b>		
Parking:	<b>2.0/Attached Garage, Paved</b>		
Construction:	<b>Vinyl Siding</b>	Garage:	<b>Yes/2.0</b>
Roof:	<b>Asphalt/Fiberglass</b>	Carport:	<b>No</b>
Water:	<b>Public</b>	Sewer:	<b>Public</b>
Fence:		Waterfront:	<b>No</b>
Pool:	<b>Yes</b>		

Remarks: **AUCTION DATE: TUESDAY, APRIL 28th, 2026 AT 5:30PM. You can preview this property at these OPEN HOUSE DATE: 03/26/26 - 5:00-6:00pm, 04/16/26 - 5:00-6:00pm, and Auction Day 4/28/26 at 4:30pm. Charming Ranch-style cluster home offering 2 Bedrooms and 2.5 Baths with a spacious, easy-flow layout. This well-maintained home features bright living and dining areas with natural light. The Kitchen offers ample cabinetry and workspace, with convenient access to the main living areas. The Primary Suite includes a Full Bath and generous closet space, while an additional Bedroom and Bath provide flexibility for guests, office, or hobbies. Main-level laundry adds everyday convenience. Enjoy a 2-car attached garage, central air, and a low-maintenance lifestyle. Eaton Estate is a community with extensive amenities like a community center, pool, tennis courts, playground and walking, hiking and biking trails, located conveniently near major highways, shopping, and the Cuyahoga Valley National Park. Seller reserves the right to accept a pre-auction offer prior to auction day. Any inspections desired by a buyer are to be completed prior to auction day at buyer's expense. Contact Todd D. Bosley with any questions. POF are required. All information contained herein was derived from sources believed to be accurate, but not guaranteed. Seller reserves the right to accept an offer prior to deadline time. Buyer to perform their own due diligence regarding the property on matters deemed important by Buyer. Property Sold Where Is-As Is.**

**Listing/Contract Info**

Possession: **Time of Transfer**  
List Terms: **Cash, Conventional**

# 8228 Cyrus Ln, Northfield, OH 44067





# AGENCY DISCLOSURE STATEMENT



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

Property Address: 8228 Cyrus Lane, Northfield, OH 44067

Buyer(s): \_\_\_\_\_

Seller(s): Joan Juskiw, POA for Caroline Gasper

## I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by \_\_\_\_\_, and \_\_\_\_\_.

AGENT(S)

BROKERAGE

The seller will be represented by \_\_\_\_\_, and \_\_\_\_\_.

AGENT(S)

BROKERAGE

## II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage \_\_\_\_\_ represent both the buyer and the seller, check the following relationship that will apply:

Agent(s) \_\_\_\_\_ work(s) for the buyer and Agent(s) \_\_\_\_\_ work(s) for the seller. Unless personally involved in the transaction, the principal broker and managers will be "dual agents," which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.

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

## III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) Todd Bosley, Justin Deck, Morgan Bosley, Justine McNeal, Shelly Booth and real estate brokerage Coldwell Banker Schmidt Realty will

be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_

represent only the (check one)  seller or  buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

## CONSENT

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

\_\_\_\_\_  
BUYER/TENANT DATE

\_\_\_\_\_  
BUYER/TENANT DATE

\_\_\_\_\_  
SELLER/LANDLORD DATE

Joan Juskiw, POA for Caroline Gasper  
SELLER/LANDLORD DATE

dotloop verified  
03/11/25 1:41 PM EDT  
VTW-5335-2871-CA42

# DUAL AGENCY

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

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

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

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

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

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

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

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

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

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

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





STATE OF OHIO  
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

**Purpose of Disclosure Form:** This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

**Owner's Statement:** The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

**Instructions to Owner:** (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials	<input type="text" value="JSP"/>	Date	_____
Owner's Initials	<input type="text"/>	Date	_____

Purchaser's Initials	<input type="text"/>	Date	_____
Purchaser's Initials	<input type="text"/>	Date	_____



STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address:

8228 Cyrus Lane, Northfield, OH 44067

Owners Name(s):

Joan Juskiw, POA for Caroline Gasper, Jim Juskiw

Date: 03/11/2026, 20

Owner [ ] is [ ] is not occupying the property. If owner is occupying the property, since what date: If owner is not occupying the property, since what date: 01/16/2026

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- Public Water Service, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? [ ] Yes [x] No

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

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

- Public Sewer, Leach Field, Unknown, Private Sewer, Aeration Tank, Other, Septic Tank, Filtration Bed

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

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

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

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

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

Owner's Initials [Signature] Date

Purchaser's Initials [Signature] Date

Property Address 8228 Cyrus Lane, Northfield, OH 44067

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances?  Yes  No  
If "Yes", please describe and indicate any repairs completed:

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

**Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.**

**E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS):** Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?  
 Yes  No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years):

Do you know of any previous or current fire or smoke damage to the property?  Yes  No  
If "Yes", please describe and indicate any repairs completed:

**F) WOOD DESTROYING INSECTS/TERMITES:** Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites?  
 Yes  No  
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years):

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

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

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

**H) PRESENCE OF HAZARDOUS MATERIALS:** Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

1) Lead-Based Paint	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
2) Asbestos	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
4) Radon Gas	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unknown
a. If "Yes", indicate level of gas if known	_____		
5) Other toxic or hazardous substances	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unknown

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

Owner's Initials ggp Date \_\_\_\_\_  
Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Property Address 8228 Cyrus Lane, Northfield, OH 44067

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

If "Yes", please describe: \_\_\_\_\_

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

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

**J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:**

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

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

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

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

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

If "Yes", please describe: \_\_\_\_\_

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

If "Yes", please describe: \_\_\_\_\_

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

If "Yes", please describe: \_\_\_\_\_

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

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

If "Yes", please describe (amount) \_\_\_\_\_

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

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

If the answer to any of the above questions is "Yes", please describe: Party wall between adjacent condos

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

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials JSP Date \_\_\_\_\_  
Owner's Initials            Date \_\_\_\_\_

Purchaser's Initials            Date \_\_\_\_\_  
Purchaser's Initials            Date \_\_\_\_\_

Property Address 8228 Cyrus Lane, Northfield, OH 44067

### CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

<b>OWNER:</b>	<i>Jean Juskiev, POA for Caroline Gasper</i>	dotloop verified 03/11/26 1:41 PM EDT YLGH-G6RP-C3ZL-IPLZ	<b>DATE:</b> _____
<b>OWNER:</b>			<b>DATE:</b> _____

### RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

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

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

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

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

**Purchaser should exercise whatever due diligence purchaser deems necessary with respect to the potential presence of hazardous materials (Radon Gas, lead pipes, toxic mold, etc.) that may affect the purchaser's decision to purchase the property. See Appendix A for a list of resources.**

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

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

<b>PURCHASER:</b>		<b>DATE:</b> _____
<b>PURCHASER:</b>		<b>DATE:</b> _____



## Department of Commerce

Division of Real Estate  
& Professional Licensing

# STATE OF OHIO RESIDENTIAL PROPERTY DISCLOSURE FORM

### Appendix A – Links to Additional Information & Resources

This list is not exhaustive. If the purchaser is concerned about the presence of any potential hazardous material in this property, purchaser assumes responsibility to obtain information from the listed resources and/or in consultation with a person licensed/certified in the area of concern.

#### RADON GAS

- <https://www.epa.gov/radon>
- <https://www.epa.gov/sites/production/files/2015-05/documents/hmbuygud.pdf>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/radon-education-and-licensing-program/welcome/>

#### LEAD

- <https://www.cdc.gov/nceh/lead/prevention/sources.htm>
- <https://www.epa.gov/lead/learn-about-lead>
- <https://www.epa.gov/ground-water-and-drinking-water/lead-service-line-replacement>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/healthy-homes/welcome>

If you are on a municipal water service, check with that provider, they may have a lead pipe mapping program that you can access.

#### TOXIC MOLD

- <https://www.epa.gov/mold/mold-and-your-home>
- <https://www.cdc.gov/mold/default.htm>

#### ASBESTOS

- <https://www.cpsc.gov/safety-education/safety-guides/home/asbestos-home/>
- <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos#whattodo>

#### UREA FORMALDEHYDE

- [https://www.cpsc.gov/s3fs-public/An-Update-On-Formaldehyde-725\\_1.pdf?O3CFjmPriFt\\_ogVb7OhX4ZDPu7fYky8Q](https://www.cpsc.gov/s3fs-public/An-Update-On-Formaldehyde-725_1.pdf?O3CFjmPriFt_ogVb7OhX4ZDPu7fYky8Q)



### CONDOMINIUM, CLUSTER HOME, OR PLANNED UNIT DEVELOPMENT INFORMATION



**Seller provides this property information to Buyer to assist in Buyer's exercise of due diligence. Seller warrants that all information herein is accurate and complete to the best of Seller's knowledge.**

SELLER'S NAME(S): Joan Juskiw, POA for Caroline Gasper, Jim Juskiw

PROPERTY ADDRESS: 8228 Cyrus Lane, Northfield, OH 44067

ASSOCIATION/DEVELOPMENT NAME: Villas at Eaton Estates Homeowner Association

MANAGEMENT COMPANY NAME: The Coral Company

MANAGEMENT CO. CONTACT PERSON: \_\_\_\_\_ TELEPHONE: 216-932-8822

ADDRESS: 4401 ROCKSIDE ROAD STE 390, Independence, OH 44131

ASSOCIATION PRESIDENT: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

AMOUNT OF THE MONTHLY MAINTENANCE FEE FOR THE UNIT: \$ 250

**Are there any other fees, other than the monthly maintenance fee, that unit owners must pay, e.g., assessments, reserve fund contributions?**  Yes  No (If yes, then explain):

\$425 per year for common areas throughout all of the Eaton Estate community

**Does Seller have knowledge of any new or increased fees, expenses, or assessments under consideration by the board of association?**  Yes  No (If yes, then explain):

**Does Seller have knowledge of any pending lawsuits by or against the Association?**

Yes  No (If yes, then explain):

**Is there a right of first refusal?**  Yes  No (If yes, then explain):

**Seller warrants that Seller will provide a current and complete copy of the (a) Declarations and By-laws of the Condominium and (b) its Rules and Regulations. By signing below, Buyer acknowledges having been advised to inspect and make diligent inquiry about all aspects of Property, its condition and systems, the condominium development, and its management and operations. This includes, without limitation, the documents provided by Seller, board/association meeting minutes, reserve funds, budgets, and use and occupancy restrictions.**

SELLER:

BUYER:

SELLER: *Joan Juskiw, POA for Caroline Gasper* dotloop verified 03/11/26 1:41 PM EDT 01YX-DXSH-3AIA-CAER

BUYER:

DATE: \_\_\_\_\_

DATE: 03/11/2026

## Unrepresented Buyer Acknowledgement

**Customer:** A party to a real estate transaction who may receive information from a real estate agent but is **NOT** represented by that agent.

This Unrepresented Buyer Acknowledgement ( the “Acknowledgement”) is made by

\_\_\_\_\_ (“Buyer”)  
regarding the property located at 8228 Cyrus Ln, Northfield, OH 44067

\_\_\_\_\_ (the “Property”).

Coldwell Banker Schmidt Realty represents the seller of the Property.

1. **BUYER IS UNREPRESENTED.** Buyer is not currently represented by, or otherwise working with, a real estate agent.
2. **COLDWELL BANKER SCHMIDT REALTY REPRESENTS SELLER ONLY, NOT BUYER.** Coldwell Banker Schmidt Realty does not represent Buyer or Buyer’s interests. Coldwell Banker Schmidt Realty solely represents the interests of the seller of the Property.
3. **NO AGENCY RELATIONSHIP WITH COLDWELL BANKER SCHMIDT REALTY.** There is no agency relationship between Buyer and Coldwell Banker Schmidt Realty. In the course of representing the seller of the Property, Coldwell Banker Schmidt Realty may perform several real estate activities including, without limitation, the following:
  - Answer questions about the Property;
  - Hold open houses of the Property;
  - Conduct tours of the Property;
  - Transcribe a prospective buyer’s offer terms into contract form (although Buyer agrees it remains Buyer’s sole responsibility to review, complete, understand, and sign such contracts).

Neither those activities nor this Acknowledgement create an agency relationship between Buyer and Coldwell Banker Schmidt Realty. If, at a later date, Buyer would like to be represented by a Coldwell Banker Schmidt Realty agent in Buyer’s efforts to purchase this Property or a different property, then Buyer will enter an agency agreement with Coldwell Banker Schmidt Realty at that time. Unless and until Buyer enters an agency agreement with Coldwell Banker Schmidt Realty, Buyer understands and agrees that Coldwell Banker Schmidt Realty does not represent Buyer’s interests in the purchase of this Property or any other property.

4. **OPPORTUNITY TO CONSULT WITH AGENT.** Buyer understands that real estate transactions are complex and that real estate agents can provide valuable services in guiding their clients through the real estate transaction process. Buyer acknowledges that by deciding to remain unrepresented, Buyer (and Buyer’s attorney, if applicable) will be solely responsible for reviewing and understanding all contracts and documents pertaining to the Property or any other transaction. Buyer understands that Buyer is free to work with a real estate agent of Buyer’s choosing; however, Buyer has independently decided to remain unrepresented at this time. If Buyer later decides to engage a real estate agent in connection with the Property, Buyer will instruct their agent to immediately contact the Coldwell Banker Schmidt Realty agent listing the Property.
5. **NO WARRANTIES OR REPRESENTATIONS BY COLDWELL BANKER SCHMIDT REALTY.** Coldwell Banker Schmidt Realty makes no warranties or representations regarding the value of or the suitability of the Property for Buyer’s purpose. Buyer acknowledges that Buyer is solely responsible for making all inspections and investigations necessary to satisfy Buyer as to the Property’s suitability and value. Buyer acknowledges it is Buyer’s responsibility to research and verify, to Buyer’s satisfaction, the school district, zoning codes and designations, taxes associated with the Property, the existence of property permits, public records, information about proposed or planned construction or development, the existence of conservation restrictions or any other restrictions, etc. Buyer acknowledges that Buyer is responsible for obtaining Buyer’s own real estate, legal, and tax advice regarding the Property and any related transaction, and Buyer is not relying on Coldwell Banker Schmidt Realty for such matters.

Buyer understands and agrees to the terms and conditions of this Acknowledgement.

Buyer Signature  Date \_\_\_\_\_

Print Name \_\_\_\_\_

Buyer Signature  Date \_\_\_\_\_

Print Name \_\_\_\_\_



# RELEASE & HOLD HARMLESS AGREEMENT

Date: \_\_\_\_\_  
Property Address: 8228 Cyrus Ln, Northfield, OH 44067  
Listing Broker: Coldwell Banker Schmidt Realty

The undersigned acknowledges that; the seller has disclosed to the Undersigned that the condition of the property has a risk of personal injury or death; and the Undersigned desires and intends to enter the property for the purpose of viewing, inspecting, or making repairs to said property.

Therefore, having been advised of the possible health risks and having conducted independent inquiries with appropriate professions, if desired, the Undersigned elects to enter the subject property.

The Undersigned, having read this Release and Hold Harmless Agreement ("Agreement"), in consideration of being granted access to the Subject Property hereby agrees to release and hold harmless Seller, its agents, employees, contractors, and representatives from and against any claims, damages, losses, costs or expenses of any kind, financial or otherwise, sustained or arising from the Undersigned's entry onto and physical inspection of the Subject Property.

The undersigned seller acknowledges that the below licensed agent may or may not actually accompany the buyer inside the house.

### THE UNDERSIGNED HAVE READ THE FOREGOING AGREEMENT AND FULLY UNDERSTAND IT:

BUYER SIGNATURE DATE

SELLER SIGNATURE DATE

BUYER SIGNATURE DATE

SELLER SIGNATURE DATE

### SHOWING AGENT CERTIFICATION

I agree that I will not allow any other person to have access to the property unless they have signed and listed their names(s) on this form. I agree that I will accompany these persons while at the property and that I will not publish or disclose the lockbox code to anyone.

Showing Agent:

Printed Name: Todd D. Bosley

Company Name: Coldwell Banker Schmidt Realty

Phone Number: 330-323-9775 Email Address: Todd.Bosley@CBSchmidtOhio.Com

## UPGRADES

### SECURITY

- |      |                                      |
|------|--------------------------------------|
| 2010 | WINDOWS REPLACED + WINDOW CONTACTS   |
| 2012 | NEW FURNACE                          |
| 2014 | NEW FIREPLACE MANTLE                 |
| 2016 | NEW VINYL PATIO FENCE                |
| 2018 | NEW ROOF                             |
| 2019 | NEW REFRIGERATOR                     |
| 2019 | NEW FLOORING THROUGHOUT              |
| 2022 | RESURFACED ALL BATH VANITIES         |
| 2022 | NEW LIGHTING FIXTURES + CEILING FANS |
| 2024 | NEW WASHER + DRYER                   |
| 2024 | NEW MST SHOWER                       |
| 2025 | NEW HOT WATER TANK                   |
| 2025 | NEW DISHWASHER                       |



# **WELCOME!**

Scan here for the digital version  
of the HOA Information

-8228 Cyrus Ln, Northfield-



**COLDWELL BANKER**  
**SCHMIDT REALTY**