



## Sellers Property Information Sheet

### Address

7311 Beresford Avenue, Parma, OH 44130

### What do you love most about your home?

I love the sunporch, and spend alot of time there (three seasons)

I remodeled the entire first floor so I love the decor

I love the location and how easy it is to access both 71 and 77

## RECENT UPDATES

Item	Notes about update (year, brand name, etc.)
Air conditioner	2004
Dishwasher	2022
Exterior	Main sewer line has been replaced (\$10,000 repair) and has a transferrable warranty
Furnace(s)	
Hot Water Tank(s)	Approximately 6 years
Kitchen	Remodeled in 2014 (updated electrical plus all the appliances)
Refrigerator	2015
Roof	2011
Septic	N/A
Stove	2002
Well	N/A
Windows	2014 (Windows and two exterior doors)
Upstairs Bathroom	Completely remodeled in 2014; replaced the drywall, new toilet (x2), tub surround, re-coated tub, and added a heater

## UTILITIES

Utility	Provider	Average Bill
Gas	Columbia Gas	\$90-100/month
Electric	The Illuminating Co	\$94/month
Water	City of Cleveland	\$18/month
Sewer	NEORS	\$45/month
Internet	AT&T	
Security System	N/A	
Trash	Rumpke	

Trash Collection Day: \_\_\_\_\_ Friday mornings

## HOME OWNERS ASSOCIATION

**Note:** Please email all HOA documents (bylaws, declarations, covenants, etc.) to your real estate agent.

Is there a Homeowners Association fee?

Yes  No

How much is the fee?

\_\_\_\_\_  Monthly  Annually

Name of the Association: \_\_\_\_\_

What does the HOA Fee Cover?

Snow Removal  Landscaping  Water  Trash  Pool

Community Room  Windows  Siding  Roof  Gas

Other: \_\_\_\_\_

Does the HOA have a reserve fund to repair/replace major capital items in the normal course of operation?

Yes  No

Contact Person: \_\_\_\_\_ Email: \_\_\_\_\_

Phone: \_\_\_\_\_ HOA Website: \_\_\_\_\_



## RENTAL INFORMATION

Unit	Monthly Rent	Lease Beginning Date	Lease Ending Date or Month to Month	Tenant Pays					
				Water	Sewer	Trash	Gas	Electric	Internet
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

What does the Owner complete at the property?

- Snow Removal       Landscaping

Other: \_\_\_\_\_

## ADDITIONAL INFORMATION

**Disclaimer:** The information contained herein has not been verified and cannot be guaranteed for accuracy. The buyer and buyer's representative should not rely on this information and they should conduct their own due diligence. The sellers, seller's agents, and sellers broker cannot be held responsible for incorrect information.