



Sellers Property Information Sheet

Address

6853 Maplebrooke Trace, Medina, OH. 44256

What do you love most about your home?

The amount of light that enters the home and the view out the back windows. All the neighbors we have met have been very nice. There is a fence for privacy on one side of our backyard and our neighbor's beautiful landscaping offers privacy on the other. The landscapers (paid by the HOA fees) do a great job of keeping the entrance cut, edged and mulched.

RECENT UPDATES

Item

Notes about update (year, brand name, etc.)

Air conditioner	Goodman 2018
Dishwasher	GE 2018
Exterior	
Furnace(s)	Goodman 2018
Hot Water Tank(s)	Bradford White 08-26-24
Kitchen	
Refrigerator	Samsung 09-20-22
Roof	
Septic	
Stove	GE 2018
Well	
Windows	Plygem 2018

UTILITIES

Utility	Provider	Average Bill
Gas	Columbia Gas of Ohio	\$120
Electric	Ohio Edison	\$125
Water	Medina County Sanitary Engineers	\$40
Sewer	Medina County Sanitary Engineers	\$40
Internet	OmniFiber	\$49.99
Security System	n/a	
Trash	Kimble	\$21

Trash Collection Day: _____ Thurs

HOME OWNERS ASSOCIATION

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

Is there a Homeowners Association fee?

How much is the fee?

Yes No

_____ Monthly Annually

Name of the Association: Maplebrooke Trace Homeowner's Assn

What does the HOA Fee Cover?

Snow Removal Landscaping Water Trash Pool
 Community Room Windows Siding Roof Gas

Other: Landscaping at the entrance, maintenance of the 2 ponds, electricity for the fountain, maintenance of the sign,

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

Yes No

Contact Person: Jeff Gipson (President)

Email: kg.maplebrookehoa@gmail.com

Phone: 216-386-1180

HOA Website: cedarmanagementgroup.com

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

The reason there is a difference between the purchase date for this property and the occupancy date is because the previous owners rented the property from us for about 2 months while they were building another house out of state.

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.