



Sellers Property Information Sheet

Address

1559 Congressional Avenue, Brunswick, OH 44212

What do you love most about your home?

We love the open floor plan and the 2 -tier deck where we can enjoy the outdoors with friends and family.

RECENT UPDATES

| Item | Notes about update (year, brand name, etc.) |
|-------------------|--|
| Air conditioner | A/C but was serviced in 2025 and a new capacitor was installed. |
| Dishwasher | Dishwasher replaced in 2015, GE slate colored to match decor. |
| Exterior | Installed new PVC plank exterior window toppers on all front windows in 2025. Installed new front lamp post in 2023. New garage door opener installed in 2021. |
| Furnace(s) | Furnace has been serviced/checked numerous times, most recently in 2024 and 2025 and was found to be working properly. |
| Hot Water Tank(s) | Installed Rheem 38 gallon hot water tank in 2022. |
| Kitchen | Installed granite countertops throughout entire kitchen in 2015. Kitchen island refinished in 2015. Linoleum tile installed in entire kitchen in 2020. |
| Refrigerator | Refrigerator replaced in 2015, GE slate colored to match decor. |
| Roof | New roof shingles installed in 2021. |
| Septic | None |
| Stove | Electric range and microwave replaced in 2015, GE slate colored to match decor. |
| Well | None |
| Windows | New Uni-Shield vinyl windows and new sliding door installed in 2019. Also installed new PVC plank exterior window toppers on all front windows in 2025. |
| Other Updates: | Laminate flooring installed in 2020 in entire 1st and 2nd floor of home (except kitchen, bathroom). Basement recently remodelled. Gas logs installed in 2017. |

UTILITIES

| Utility | Provider | Average Bill |
|-----------------|--|--------------|
| Gas | Columbia Gas | \$100 |
| Electric | Ohio Edison | \$90 |
| Water | City of Cleveland, Division of Water | \$60 |
| Sewer | Medina County Sanitary Engineers | \$44 |
| Internet | Spectrum | \$50 |
| Security System | N/A | |
| Trash | City of Brunswick, Refuse & Stormwater | \$30 |

Trash Collection Day: _____ Friday _____

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?

_____ \$ 490 _____

Monthly Annually

Name of the Association: _____ The Fairways Homeowners Association _____

What does the HOA Fee Cover?

Snow Removal Landscaping Water Trash Pool

Community Room Windows Siding Roof Gas

Other: HOA fee also covers pond maintenance, snow removal/landscaping at entrance/condo's. Clubhouse rental for add'l fee.

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

Yes No

Contact Person: _____ M2 Management Group _____ Email: _____ info@m2mgmt.com _____

Phone: _____ 330-220-1100 _____ HOA Website: _____ www.m2managementgroup.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"/> |
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| | | | | <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.