

# Residential Agent synopsis Report



**Driving Directions:** Portage Lakes Dr to Saunders to Birdland or State Mill to Birdland.



<b>List Price:</b> \$330,000	<b>Address:</b> 3638 Birdland Ave Akron, OH 44319
<b>MLS#:</b> 3265538	<b>Area:</b> Coventry
<b>Status:</b> Expired	<b>Sub.Div.:</b> Sv Davis Lo
<b>Baths:</b> 4 (3 1)	<b>Annual Taxes:</b> 6,101
<b>Year Built:</b> 2004	<b>Sq. Ft. Source:</b> Owner
<b>Bedrooms:</b> 4	<b>Occupant Type:</b> Owner
<b>Style:</b> 1 Story Contemporary/Modern,Ranch	<b>Acres:</b> 0.302
<b>Approx/Total SqFt:</b> 4490 / 4490	<b>Basement:</b> Finished,Full,W
<b>Lot Size:</b> 110x180	<b>Baths:</b> L M U
<b>Lot Desc:</b>	<b>Full</b> Y Y
<b>View Desc:</b> Water View	<b>Heat Type:</b> Forced Air,Zon
<b>Heating Fuel:</b> Gas	<b>Cooling:</b> Central Air
<b>Water &amp; Sewer:</b> Septic,Well	<b>Exterior:</b> Vinyl
<b>Garage:</b> 3, Detached Door Opener, Electric	<b>Driveway:</b> Paved
<b>HOA:</b> N	<b>Maint Fee:</b> \$0.00
	<b>HOA Includes:</b>
<b>School District:</b> Coventry LSD	<b>Amenities:</b>
<b>Great Room</b> 20x14 First Yes	<b>Floors</b> Carpet
<b>Living Room</b> 24x15 Lower	<b>Carpet</b> Vinyl
<b>Family Room</b> 16x12 First Yes	<b>Carpet</b> Vinyl
<b>Dining Room</b> 18x10 First Yes	<b>Carpet</b> Vinyl
<b>Master Bedroom</b> 30x17 Lower Yes	<b>Carpet</b> Vinyl
<b>Bedroom 2</b> 18x14 First Yes	<b>Carpet</b> Vinyl
<b>Bedroom 3</b> 19x10 First Yes	<b>Carpet</b> Vinyl
<b>Bedroom 4</b> 13x13 Lower	<b>Carpet</b> Vinyl
<b>Office</b> 9x8 First	<b>Carpet</b> Vinyl
<b>Laundry Room</b> 6x6 First	<b>Carpet</b> Vinyl
<b>Foyer</b> 8x8 First	<b>Carpet</b> Vinyl
<b>Other</b> 17x10 Lower	<b>Carpet</b> Vinyl
<b>Recreation Room</b> 19x8 Lower	<b>Carpet</b> Vinyl
	<b>Fireplace</b> Yes

**Misc Rooms:** 1st Floor Bath Full, 1st Floor Bedroom, 1st Floor Laundry Rm, 1st Floor Master Bdr, Add'l Living Suite, Eat-in Kitchen, Family/Media Room, Formal Dining Room, Foyer, Great Room, Laundry/Utility Room, Master Bath, Office, Office/Computer Room, Rec/Play Room, Sun Room

**Appliances:** Dishwasher, Microwave, Range, Refrigerator, Water Softener  
**General Remarks:** It's All Here! Spacious, 4,490 square foot Custom built, completely remodeled in 2004, Lakefront 4 bedroom, 3 1/2 bath Ranch on West Reservoir(Main Chain of Portage Lakes) with 2 lower levels, 2 kitchens, 2 laundries and panoramic water views on all levels. This home also offers a private HD theatre room with a 150 movie screen with Surround sound and tiered seating and fireplace, a separate 3 car garage and 12x16 tool shed on additional parcel, fully fenced in yard and professional landscaping, 2 furnaces and 4 zoned heating/AC with R-50 insulation, 200 amp service, T.V. security system and intercom and much more. Paradise awaits you, Short sale rejected.  
**Broker Remarks:** Taxes have been re assessed to lower amount. Additional parcel ID #1903495 Short sale  
**Showing Instructions:** Call Agent Call John 330 618-0292

## LISTING AGENT:



**Agent:** John Scaglione  
**Office:** Coldwell Banker Hunter Realty  
**Buyer Broker Comp:** 3.5%/2%  
**Comp Explanation:** 3.5% 1st \$100,000/2% on remainder

**Sub Agent Comp:** 0

**Email Address:** jscaglione1@coldwellbanker.com  
**Primary Phone:** 330-618-0292  
**Office Phone:** 330-645-2960  
**Other Comp:** None



WELLS FARGO BANK, N.A.

## Loan Approval Letter

MARCH 26, 2012

~~DANIEL K. RING~~  
~~JUNE M. RING~~

~~13071 PRINCE GEORGES AVE NW~~  
UNIONTOWN, OH 44685

Dear: ~~DANIEL K. RING AND JUNE M. RING~~

Please share this letter with your REALTOR<sup>®</sup> as confirmation you have obtained a **PriorityBuyer<sup>®</sup>** preapproval from  
**WELLS FARGO BANK, N.A.**

1

Your application, credit check and the first decisioning phase are complete, and you are preapproved for a purchase price of **\$ 375,000.00** and a loan amount of up to **\$ 300,000.00**.

A reliable **PriorityBuyer** preapproval means you are a ready-to-buy customer and represents the shortest distance between your opening offer and the closing table. With your purchase price range confirmed in writing, you and your REALTOR make the most of time spent looking at homes.

If you have questions about this information or need anything else, please contact me. I look forward to helping you achieve your homeownership goals.

Sincerely,

**DAN JOHNSON**

Home Mortgage Consultant

(800)525-3902 EXT 77926

**DAN.JOHNSON@WELLSFARGO.COM**

**NMLSR ID 000000400778**

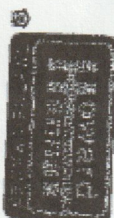
1. A **PriorityBuyer<sup>®</sup>** preapproval is based on our preliminary review of credit information only and is not a commitment to lend. We will be able to offer a loan commitment upon verification of application information, satisfying all underwriting requirements and conditions, and providing an acceptable property, appraisal, and title report. This **PriorityBuyer** letter is subject to verification and approval of your application information and product and property acceptability and eligibility.

Information is accurate as of the date of printing and is subject to change without notice.



# NOTICE OF SALE

\*\*\* All information MUST be filled out completely. If not, this notice of sale form will be returned to you for completion. \*\*\*



\*SALES DATE: 4.3.12 \*CLOSING DATE: TBD  
(LAST DATE ON CONTRACT)

\*FINANCING? A (FNC CODES: A: Conventional B: FHA C: VA/D Cash Other: )  
Sheet Sale

\*LENDER: HHMS? Yes X No X  
IF NO - WHO? WELLS FARGO  
IF NO - CONTACT DAN JOHNSON  
PHONE # 1.800.525-3902 FAX # 77926

\*PROPERTY ADDRESS: 3638 BIRLA RD  
CITY AKRON ZIP 44319

\*PROPERTY TYPE: SF X CONDO    MULTI    VA    OTHER     
NEW CONST (BUILDER)    MONEY BACK GUARANTEE: YES    NO   

\*LISTING CO: CB OFFICE PHONE # 645.3960  
LISTING AGENT J. Seaton PHONE # 844.7734  
CO-LIST    REFERRAL     
AMT OF %    618.0252

\*SELLING CO: HHSC OFFICE PHONE # 896.5825  
SELLING AGENT B. Ebert PHONE 264.1263  
CO-SALE    REFERRAL     
AMT OF %    \*SELLER SOURCE:   

\*BUYER SOURCE:     
A: PHONE IN B: OLD CUST. C: FIELD D: WALK IN E: SPHERE F: OPEN HOUSE G: AD CALL H: INNER-OFR RSH I: CANVASSING J: TV OPEN K: CLIENT L: SKIN CALL M: R/S SERVICE N: OTHER O: FSBO

\*REFERRAL FEE: YES    NO     
REFERRAL %    CO.   

\*IF RELOCATION REFERRAL, PLEASE INCLUDE PROSPECT ASSIGNMENT SHEET.  
MLS# 2465598 List Date 4.3.11 List Price 330,000

\*SELLER: ROBERT BRETTE  
Please Circle: MR. MRS. MISS MS  
ADDRESS: 3638 BIRLA RD AKRON 44319  
HOME    STREET    CITY    STATE    ZIP   

\*BUYER:     
Please Circle: MR. MRS. MISS MS  
ADDRESS:    CITY    STATE    ZIP     
HOME    STREET    CITY    STATE    ZIP   

\*HOME WARRANTY: Y (N) IF YES, WITH? HHSC CO-BROKE

\*EARNEST \$ 1,200 Circle HHSC Trust Xobroke, Check, Note  
\*TITLE CO: Altruide WHEN APPROVED

ADDRESS: 3711 Livonia Way CITY AKRON STATE OH ZIP 44319  
CITY AKRON PHONE: 379.3221 FAX: 379.3228

SALE PRICE: 394,000 COMM BASED ON: 394,000

## IF OUR LISTING

\*TOTAL COMMISSION \$    and    %  
\*COMMISSION TO HHSC: \$    and    %  
\*COMMISSION TO COBROKE: \$    and    %  
\*IN-HOUSE? LIST \$    and    %  
SALE \$    and    %

## IF CO BROKE LISTING

\*COMMISSION TO HHSC: \$ 3,690 and 3.5/2 %

\*BONUS: YES    NO     
\*ADMINISTRATION FEE CHARGE OF \$225 TO:  
SELLER    BUYER    LIST AGENT     
BUYER AGENT    IN NONE, WHY?



**Netwide Title Agency, Inc.**  
**3711 Lincolnway East**  
**Massillon, Ohio 446467**  
**Phone: 330-479-3227, Fax: 330-479-3228**

## SELLER(S) / BORROWER(S) AUTHORIZATION FORM

I/We hereby authorize Netwide Title Agency, Inc. and/or Nancy Brannon or Kim Himmel, to make any inquiry, request any information, obtain any record, and verify authenticity of documents needed. And further require with any diligence necessary to satisfy or attempt to satisfy any requirement that may be placed on Netwide Title Agency, Inc. in the course of their business related to me/us and/or my/our transaction with them.

It is understood that a photocopy of this form will also serve as authorization.

Robert C Beretics 295-64-0897  
 Print Name Social Security Number  
Robert C Beretics 4/5/12  
 Signature Date  
330-573-6460  
 Phone Number

\_\_\_\_\_  
 Print Name Social Security Number  
 \_\_\_\_\_  
 Signature Date  
 \_\_\_\_\_  
 Phone Number

Lender Name Bay View Lender Phone: 877-301-9649  
 Acct# (1<sup>st</sup>) 496385

Lender Name (2<sup>nd</sup>) Charter One Lender Phone: 1-888-708-3411  
 Acct# (2<sup>nd</sup>) 4900860752



**A. Settlement Statement (HUD-1)****B. Type of Loan**

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number: RING, D. 6003-12	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower:  Daniel K. Ring June M. Ring 13071 Prince Georges Ave Uniontown, Ohio 44685	E. Name and Address of Seller:  Robert C. Beretics 3638 Birdland Ave. Akron, Ohio 44319	F. Name and Address of Lender:  Wayne Savings Community Bank 151 North Market St. Wooster, Ohio 44691
G. Property Location: 3638 Birdland Ave. Akron, OH 44319 Summit County, Ohio	H. Settlement Agent: Netwide Title Agency Inc. 3711 Lincoln Way East Massillon, Ohio 44646 Ph. (330)479-3227  Place of Settlement: 3711 Lincoln Way East Massillon, Ohio 44646	I. Settlement Date:  August 20, 2012  Disburse:08/21/12

J. Summary of Borrower's transaction	K. Summary of Seller's transaction
100. Gross Amount Due from Borrower:	400. Gross Amount Due to Seller:
101. Contract sales price	401. Contract sales price 298,000.00
102. Personal property	402. Personal property
103. Settlement Charges to Borrower (Line 1400)	403.
104.	404.
105.	405.
Adjustments for items paid by Seller in advance	Adjustments for items paid by Seller in advance
106. City/Town Taxes to	406. City/Town Taxes to
107. County Taxes to	407. County Taxes to
108. Assessments to	408. Assessments to
109.	409.
110.	410.
111.	411.
112.	412.
120. Gross Amount Due from Borrower	420. Gross Amount Due to Seller 298,000.00
200. Amounts Paid by or in Behalf of Borrower	500. Reductions in Amount Due Seller
201. Deposit or earnest money	501. Excess deposit (see instructions)
202. Principal amount of new loan(s)	502. Settlement charges to Seller (Line 1400) 19,295.50
203. Existing loan(s) taken subject to	503. Existing loan(s) taken subject to
204.	504. Payoff First Mortgage to Bay View 236,815.43
205.	505. Payoff Second Mortgage to Charter One 8,500.00
206.	506.
207.	507. HAFA Incentive to Robert C and Teresa A. Beretics 3,000.00
208. Sellers 1/2 Owners Policy	508. Sellers 1/2 Owners Policy 740.25
209.	509. Sellers Credit Closing Cost 4,000.00
Adjustments for items unpaid by Seller	Adjustments for items unpaid by Seller
210. City/Town Taxes to	510. City/Town Taxes to
211. County Taxes to	511. County Taxes 01/01/12 to 08/22/12 4,450.73
212. Assessments to	512. Assessments to
213.	513.
214.	514.
215.	515.
216.	516.
217.	517. 1st + 2nd 1/2 11 Prop Tax (2 parcels)+del to Summi 9,198.09
218.	518. BLS Added Incentive to Robert C and Teresa A Beret 12,000.00
219.	519.
220. Total Paid by/for Borrower	520. Total Reduction Amount Due Seller 298,000.00
300. Cash at Settlement from/to Borrower	600. Cash at settlement to/from Seller
301. Gross amount due from Borrower (line 120)	601. Gross amount due to Seller (line 420) 298,000.00
302. Less amount paid by/for Borrower (line 220)	602. Less reductions due Seller (line 520) ( 298,000.00)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller 0.00

The undersigned hereby acknowledge receipt of a completed copy of this statement & any attachments referred to herein

Seller

Robert C. Beretics

8-15-2012



Loan No. 496385

**AGREEMENT TO VACATE PROPERTY**

This agreement by and between Robert C. Beretics and ~~Teresa A. Beretics~~ (Borrower) and Bayview Loan Servicing, LLC, (Lender) is dated this 12 day of June, 2012.

For the consideration of ~~\$15,000.00 to be paid by~~ lender to borrower within 30 days of the satisfaction of conditions 1-6 set forth below.

1. Borrower will execute documents as provided by Lender for the property known as 3638 Birdland Avenue, Akron, OH 44319, (the premises) which will contain terms acceptable to Lender, on or before August 1, 2012.

2. Borrower will vacate the premises on or before 12:00 p.m. EST, August 31, 2012.

3. Borrower will continue to maintain the premises in its present condition until delivery of possession of premises to Lender.

4. Borrowers will remove all of their possessions, will leave the premises in clean condition, and all appliances will remain and be left in working order.

4. Borrower will deliver all keys in their possession and garage door openers if applicable to Lender.

5. Lender will receive satisfactory evidence of recording in Summit County, Ohio records for all documents it deems necessary to be recorded relating to the transfer of ownership of the premises from borrowers to lender.

6. Lender confirms the property is in fact vacant and Borrower has moved out.

SIGNATURE PAGES FOLLOW

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA; Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

