



FOR IMMEDIATE RELEASE
February 11, 2026

Recorder Lisa McKenzie Alerts Homeowners on MV Realty Contract Cancellation Period

Lancaster, Ohio — The Fairfield County Recorder, Lisa McKenzie is notifying residents of a limited-time opportunity announced by the Ohio Attorney General that allows certain Ohio homeowners to cancel long-term real estate contracts with MV Realty of Ohio, LLC. This applies to homeowners who signed Homeowner Benefit Agreements (HBAs) with MV Realty and whose properties may have a related agreement recorded in the Recorder's office. Eligible homeowners have until April 29, 2026, to exercise the cancellation option announced by the Ohio Attorney General without repaying the upfront funds they received when the contract was signed.

In October 2023, Ohio enacted R.C. 5301.94, which identifies certain exclusive residential listing practices as unfair or deceptive and in violation of the Ohio Consumer Sales Practices Act, R.C. 1245.01. Although agreements signed prior to the law's effective date were not automatically voided, the Attorney General's resolution with MV Realty created a one-time cancellation window for affected homeowners statewide.

Under the cancellation offer, homeowners must notify MV Realty of their intent to cancel by April 29, 2026, and pay a one-time \$75 fee. MV Realty is then required to record a termination document with the county recorder, releasing the previously recorded memorandum from the public record.

"The Recorder's Office does not evaluate or enforce private contracts. However, considering the Ohio Attorney General's cancellation offer, we want residents to be aware of the deadline", said Recorder Lisa McKenzie. "If you believe you may have a recorded agreement and may be affected, you may use our online document search to review records on file with the Recorder's Office at the link below."

Ohio Attorney General: <https://www.ohioattorneygeneral.gov/>

Consumer inquiries: MVRInquiries@OhioAGO.gov

Fairfield County Document Search: www.co.fairfield.oh.us/Recorder link: ava.fidlar.com

Sincerely,

Lisa McKenzie
Fairfield County Recorder

This notice is provided for informational purposes only and does not constitute legal advice. Homeowners with questions about their specific agreements may wish to consult a private attorney.

Lisa McKenzie• Fairfield County Recorder
210 E Main Street• Rm 205 • Lancaster, OH 43130
P: 740-652-7100 • F: 740-687-7104