



February 19, 2026

Pickaway County Recorder Sarah Turner alerts homeowners on MV Realty Contract Cancellation Period

Pickaway County homeowners – A notice was recently issued by the Ohio Attorney General’s Office regarding Homeowner Benefit Agreements (“HBA”) (or a related memorandum) with MV Realty of Ohio, LLC (“MV Realty”). In October 2023, Ohio enacted R.C. 5301.94, which identifies certain exclusive residential listing practices, such as the HBA, 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.

Per the notice, certain Ohio homeowners with an HBA with MV Realty have a limited-time opportunity to cancel these agreements, without repaying any upfront moneys received at the time the HBA was signed. Under this 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 HBA.

The Recorder’s Office is not authorized to evaluate or enforce private contracts and cannot provide legal advice. However, considering the Ohio Attorney General’s cancellation offer, Turner wants residents to be aware of the deadline. 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 by accessing the website below.

www.pickawaycountyrecorder.com

We encourage you to carefully review any correspondence related to the cancellation offer you have or may receive from MV Realty and/or the AG before taking any action. If you have questions, consult an attorney.

If you believe you have a contract with MV Realty that was never recorded, please contact the AG for further consumer guidance.

Sincerely,

Sarah Turner
Pickaway County Recorder

This notice is being provided for informational purposes only. Additional information regarding this and other consumer related matters, including official consumer guidance and contact details, is available on the AG’s website at: <https://www.OhioAttorneyGeneral.gov>. You may also email the AG with questions regarding this matter at MVRInquiries@OhioAGO.gov or consult with a private attorney.

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