

Mansion buyer suing Realtor

New owner of former Bronco's house claims agent misled him

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BUSINESSDEN

The man who paid millions for NFL player Von Miller's former mansion in Foxfield has sued the Realtor that listed it, alleging she misled him about the property and falsely implied she was working on his behalf.

Oluwole Jolaoso filed the lawsuit against Gwenivere Snyder, who works for Liv Sotheby's International Realty, on June 21. He accuses her of fraudulent non-disclosure and fraudulent misrepresentation.

Snyder did not respond to multiple requests for comment from BusinessDen.

Miller, a linebacker for the Buffalo Bills, listed the 19,000-square-foot property at 17819 E. Easter Ave. in 2022 after he was traded by the Denver Broncos. Jolaoso bought it that November for \$3.7 million, putting nearly 20% down and receiving seller financing for the rest.

The mansion has been the subject of disputes since. Miller filed to foreclose on the property in August 2023. Jolaoso told BusinessDen at the time that he hadn't been making payments because Miller didn't deliver the home in the agreed-upon condition. In early 2024, Miller dropped the foreclosure bid, and Jolaoso said the issues had been fixed.

Then, in October, Jolaoso sued NFLer Frank Clark, saying Clark had rented the place but failed to pay rent; that case has since been settled. And just this spring, Foxfield — a small municipality between Aurora and Parker — sued Jolaoso, saying he was violating town ordinances by using the property as a short-term rental and wedding venue. That case is still pending.

The latest litigation, against Snyder, harkens back to Jolaoso's complaints about the property's condition when he bought it.

In his lawsuit, Jolaoso describes himself as a real estate investor and says he viewed the mansion half a dozen times before making an offer. He claims that, in his initial showing, Snyder said the property was being sold with its existing furnishings, except for a few things like a custom poker table that Miller received from his father and mounted heads of deer that Miller personally killed.

Jolaoso claims he told Snyder that he would be making an offer and that an agent named Otis Key would represent him. But Snyder offered to represent him in addition to Miller, Jolaoso says.

"Ms. Snyder stated that Mr. Miller would have an issue paying commission to two brokers in this transaction, and because the Seller was 'Von Miller,' a famous Denver athlete, nothing could go wrong," Jolaoso's lawsuit states. Jolaoso claims he intended to offer \$3.4 million but upped it to \$3.7 million based on what Snyder said Miller would accept. The property had been listed for \$4.13 million.

Jolaoso says Snyder proceeded to do things that would normally be done by a buyer's broker, like preparing an inspection objection, which requested more than 50 repairs.

A pre-closing walk-through was held on Nov. 8, 2022, and lasted just 30 minutes, according to Jolaoso. He says he pointed out to Snyder that many of the repairs had not been completed.

"Ms. Snyder advised Mr. Jolaoso that he should not be concerned because Mr. Miller would make the repairs right after closing and because Mr. Miller is a well-known high-profile professional football player there was no reason to doubt him," the lawsuit states.

* Transactional agent

Jolaoso says that, during the walk-through, Snyder also told him that the property's Crestron electronic home control system wasn't working because it had just been struck by lightning, but that it could easily be fixed.

The sale closed the following day.

Jolaoso says that, after buying the property, he discovered some furnishings that were supposed to be included in the sale had instead been removed. Some, he says, were taken by Snyder, who told him "these items are broken and I'm doing you a favor."

Jolaoso says he also discovered additional problems with the house — clogged bathroom fixtures, a broken washing machine — and obtained documentation showing that Snyder knew at least a month before closing that the Creston system needed to be replaced.

"Mr. Jolaoso was unable to re-rent the Property for an extended period of time, until July 26, 2023, because of the damages and unrepaired items that Ms. Snyder was aware of and did not disclose," the lawsuit states.

Snyder initially gave Jolaoso advice about how to resolve some of the issues with Miller, but stopped communicating with him in January 2023, he says. More than two years later, in March 2023, she told Jolaoso she hadn't represented him — just Miller — in the deal.

Attorney Patricia Mellen is representing Jolaoso.