



PURCHASE AGREEMENT
OFFER, RECEIPT AND ACCEPTANCE

BUYER The undersigned Community Restorattion Group, LLC and/or assigns offers to buy the
PROPERTY located at 3130 W 50th St Cleveland, OH 44102
City, Ohio, Zip
Permanent Parcel No. 016 11 054, and further described as being:

The property, which BUYER accepts in its "AS IS" PRESENT PHYSICAL CONDITION, shall include the land, all
appurtenant rights, privileges and easements, and all buildings and fixtures, including such of the following as are
now on the property: all electrical, heating, plumbing and bathroom fixtures; all window and door shades, blinds,
awnings, screens, storm windows, curtain and drapery fixtures; all landscaping, disposal, TV antenna, rotor and
control unit, smoke detectors, garage door opener(s) and controls; all permanently attached carpeting.
The following items shall also remain: satellite dish; range and oven; microwave; kitchen refrigerator;
dishwasher; washer; dryer; radiator covers; window air conditioner; central air conditioning; gas
grill; fireplace tools; screen; glass doors and grate; all existing window treatments; ceiling fan(s);
wood burner stove inserts; gas logs; and water softener. Also included:
as per MLS# 3479660
NOT included:

SECONDARY OFFER This is not a secondary offer. This secondary offer, if applicable, will become a
primary offer upon BUYER's receipt of a signed copy of the release of the primary offer on or before
(date). BUYER shall have the right to terminate this secondary offer at any time prior to
BUYER's receipt of said copy of the release of the primary offer by delivering written notice to the SELLER or the
SELLER's agent. BUYER shall deposit earnest money within four (4) days of becoming the primary offer.

PRICE BUYER shall pay the sum of \$ 10,000.00
Payable as follows:
Earnest money paid to Broker will be deposited in a non-
interest bearing trust account and credited against
purchase price. \$ 5000 100.00
Check to be deposited immediately upon the
formation of a binding AGREEMENT, as defined
below on lines 231-238.
Note to be redeemed within four (4) days after
formation of a binding AGREEMENT, as defined
below on lines 231-238. X9,900.00 \$7,400.00
Cash to be deposited in escrow \$
Mortgage loan to be obtained by BUYER \$ -0-
CONVENTIONAL, FHA, VA, OTHER CASH

FINANCING BUYER shall make a written application for the above mortgage loan within N/A days
after acceptance and shall obtain a commitment for that loan on or about N/A. If,
despite BUYER's good faith efforts, that commitment has not been obtained, then this AGREEMENT shall be null
and void. Upon signing of a mutual release by SELLER and BUYER, the earnest money deposit shall be returned
to the BUYER without any further liability of either party to the other or to Broker and their agents.

Approved by CABOR, LoCAR, LCAR and GeCAR
Revised May 1, 2000
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SELLER'S INITIALS AND DATE MAY 2, 2014
BUYER'S INITIALS AND DATE MAY 22, 2014
CRG
CRG
Form 100

Signature: Community Restoration Group
Email: crgllc25@gmail.com