



PURCHASE AGREEMENT
OFFER, RECEIPT AND ACCEPTANCE

BUYER The undersigned Seirebello Ltd offers to buy the

PROPERTY located at 27240 Sprague Rd

City Olmsted Falls, Ohio, Zip 44138

Permanent Parcel No. 26523001, 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:

MLS Per listing agreement

NOT included:

SECONDARY OFFER This [ ] is [X] 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 \$ 78,000 - 75,000 + 1,000

Payable as follows: Earnest money paid to Broker will be deposited in a non-interest bearing trust account and credited against purchase price. \$ 1,000

[X] 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.

Cash to be deposited in escrow \$ 77,000 74,000 + 1,000

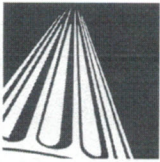
Mortgage loan to be obtained by BUYER \$
[ ] CONVENTIONAL, [ ] FHA, [ ] VA, [X] OTHER CASH

FINANCING BUYER shall make a written application for the above mortgage loan within days after acceptance and shall obtain a commitment for that loan on or about . 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

BUYER'S INITIALS AND DATE 12-9-15



# Realty Trust Services



## AMENDMENT TO PURCHASE AGREEMENT AND REMOVAL OF CONCURRENCY / CONTINGENCIES

1 This is an Amendment to the Purchase AGREEMENT dated (Acceptance), 12/12.  
 2 for the purchase and sale of the property known as (street address)  
 3 27240 Sprague Rd, Olmsted Falls, OH 44138  
 4 between Sette Bello (BUYER)

5 and \_\_\_\_\_ (SELLER).

6 The following changes and/or additions are hereby mutually agreed upon by the BUYER(S)  
 7 and the SELLER(S):

8 **FINANCING:** BUYER(S) loan commitment to be obtained on or about \_\_\_\_\_.

9 **CLOSING:** Funds and Documents to be placed in escrow on or before \_\_\_\_\_  
 10 and title shall be transferred on or about \_\_\_\_\_.

11 **POSSESSION:** Sellers shall deliver possession to BUYER(S) on \_\_\_\_\_.

12  AM  PM provided the title has transferred.

13 **HOUSE SALE CONCURRENCY:**  Removed subject to the financing conditions listed in the  
 14 purchase AGREEMENT.

15 **HOUSE SALE CONTINGENCY:**  Removed subject to obtaining the necessary mortgage  
 16 financing, as stated on the purchase AGREEMENT  
 17 including the use of an equity line or bridge loan in an  
 18 amount necessary to purchase the property.

19 **INSPECTION CONTINGENCIES:**

- 20 1. General Home Inspection  Removed  Removed subject to conditions listed below.
- 21 2. Septic System Inspection  Removed  Removed subject to conditions listed below.
- 22 3. Water Potability Inspection  Removed  Removed subject to conditions listed below.
- 23 4. Well Flow Rate  Removed  Removed subject to conditions listed below.
- 24 5. Radon  Removed  Removed subject to conditions listed below.
- 25 6. Other(s) \_\_\_\_\_  Removed  Removed subject to conditions listed below.

26 all other  Removed  Removed subject to conditions listed below.

27 conditions  Removed  Removed subject to conditions listed below.

28 \_\_\_\_\_  Removed  Removed subject to conditions listed below.

29 7. Pest/Wood Destroying Insect  Removed  Removed subject to conditions listed below.

30 8. Lead Based Paint Inspection  Removed  Removed subject to conditions listed below.

31 **CONDITIONS:** \_\_\_\_\_

32 House tenant out, House tenants  
 33 stay

34 \_\_\_\_\_

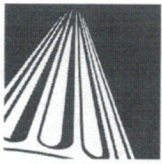
35 ALL OTHER TERMS AND CONDITIONS OF THE PURCHASE AGREEMENT TO REMAIN IN  
 36 FULL FORCE AND EFFECT.

37 \_\_\_\_\_  
 38 BUYER DATE

BUYER [Signature] 12/12/15  
 DATE

39 \_\_\_\_\_  
 40 SELLER DATE

SELLER \_\_\_\_\_  
 DATE



Realty Trust  
Services



# WALK-THROUGH ADDENDUM

This addendum is made part of the Agreement between

Settebello

(Buyer) AND

(Seller) for

27240 Sprague Rd, Olmsted Falls, 44138 (the "Property") with  
offer dated 12/9/2015

The parties agree that Buyer will be given an opportunity to walk through the Property on or about 3 day(s) prior to the date of title transfer solely for the purpose of verifying that the Property is in the same or similar condition, absent normal wear and tear, that it was at the time of the execution of the Agreement.

Buyer acknowledges and agrees that no Issues may be raised at the time of the walk-through with respect to any condition of the Property that was in existence at the time of Buyer's viewing or inspection of the Property. In the event that the walk-through presents evidence of a material adverse change in the condition of the Property, then Buyer shall promptly notify the Seller and the escrow agent in writing.

Thereafter, the parties shall mutually agree in writing upon an amount to be either;

1. Held in escrow from Seller's proceeds pending correction of the material adverse change; or
2. Credited to Buyer through escrow at the time of title transfer.

Any and all items not part of this Agreement are to be removed from the Property prior to the date of possession, and the Property is to be left in "broom clean" condition.

[Signature] 12-9-15  
Buyer Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date



# AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 27240 Spague Rd Olmsted Falls, OH 44138  
Buyer(s): Settebello Ltd.  
Seller(s): \_\_\_\_\_

## I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by Christopher Kaylor AGENT(S), and Realty Trust Services BROKERAGE.

The seller will be represented by Ruth Mather AGENT(S), and Keller Williams Greater Cleveland SW BROKERAGE.

## II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage \_\_\_\_\_ represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) \_\_\_\_\_ work(s) for the buyer and Agent(s) \_\_\_\_\_ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents \_\_\_\_\_ and \_\_\_\_\_ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_

## III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) \_\_\_\_\_ and real estate brokerage \_\_\_\_\_ will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_
- represent only the (check one)  seller or  buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

## CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT [Signature] 12-9-15 DATE  
BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_  
SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_