



Realty Trust Services



AMENDMENT TO PURCHASE AGREEMENT AND REMOVAL OF CONCURRENCY / CONTINGENCIES

1 This is an Amendment to the Purchase AGREEMENT dated (Acceptance), 1-12-16
2 for the purchase and sale of the property known as (street address)

3 4203 Archwood Ave.

4 between The Khadige Real Estate Group LLC (BUYER)

5 and Elmer Lee Allen (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 [] Removed [] Removed subject to conditions listed below.

27 [] 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: Subject to lower tenant moved

32 out prior to final walk thru and upper

33 Unit ceiling patch work complete.

34

35 ALL OTHER TERMS AND CONDITIONS OF THE PURCHASE AGREEMENT TO REMAIN IN

36 FULL FORCE AND EFFECT.

37 X BUYER DATE

BUYER DATE

39 SELLER DATE

SELLER DATE

40 SELLER DATE

SELLER DATE

Property Address: 4203 ArcHood

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>K. E. L. L. L.</u> Seller	<u>11/24/15</u> Date	<u>[Signature]</u> Seller	<u>[Signature]</u> Date
<u>Richard Brown</u> Purchaser	<u>11/24/15</u> Date	<u>[Signature]</u> Purchaser	<u>1-13-16</u> Date
<u>Realty Consultants</u> Agent	<u>[Signature]</u> Date	<u>[Signature]</u> Agent	<u>[Signature]</u> Date

FAIR HOUSING STATEMENT

It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status, ancestry, handicap, or national origin; or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

BY SIGNING BELOW, YOU ACKNOWLEDGE THAT YOU HAVE READ AND UNDERSTAND THIS FORM. YOU ARE GIVING YOUR VOLUNTARY, INFORMED CONSENT TO THIS DUAL AGENCY. IF YOU DO NOT AGREE TO THE AGENT AND/OR BROKERAGE ACTING AS A DUAL AGENT, YOU ARE NOT REQUIRED TO CONSENT TO THIS AGREEMENT AND YOU MAY EITHER REQUEST A SEPARATE AGENT IN THE BROKERAGE BE APPOINTED TO REPRESENT YOUR INTERESTS OR YOU MAY TERMINATE YOUR AGENCY RELATIONSHIP AND SEEK REPRESENTATION FROM ANOTHER BROKERAGE. IF YOU CHOOSE TO BE REPRESENTED BY ANOTHER BROKERAGE, HOWEVER, YOU MAY BE OBLIGATED TO PAY A COMMISSION TO THE ABOVE NAMED BROKERAGE. ANY QUESTIONS REGARDING POTENTIAL OBLIGATIONS SHOULD BE DIRECTED TO PERSONAL LEGAL COUNSEL.

X Buyer/Tenant	Date	<i>K E On + allen</i>	Date
		Seller/Landlord	<i>11/24/15</i>
Buyer/Tenant	Date	Seller/Landlord	Date
<i>Christophe Kasper</i>	<i>1-13-16</i>		
Licensee	Date	Licensee (if more than one)	Date

Any questions regarding the role or responsibilities of real estate brokers, brokerages, or agents in Ohio can be directed to an attorney or to:
 The Ohio Division of Real Estate
 (614) 466-4100

