



PURCHASE AGREEMENT
OFFER, RECEIPT AND ACCEPTANCE

1 BUYER The undersigned The Khadije Real Estate Group LLC offers to buy the
2 PROPERTY located at 4203 Ashwood Ave
3 City Cleveland, Ohio, Zip 44110 9
4 Permanent Parcel No C15-22-062 and further described as being:

5
6 The property, which BUYER accepts in its "AS IS" PRESENT PHYSICAL CONDITION, shall include the land, all
7 appurtenant rights, privileges and easements, and all buildings and fixtures, including such of the following as are
8 now on the property: all electrical, heating, plumbing and bathroom fixtures; all window and door shades, blinds,
9 awnings, screens, storm windows, curtain and drapery fixtures; all landscaping, disposal, TV antenna, rotor and
10 control unit, smoke detectors, garage door opener(s) and _____ controls; all permanently attached carpeting.
11 The following items shall also remain: satellite dish; range and oven; microwave; kitchen refrigerator;
12 dishwasher; washer; dryer; radiator covers; window air conditioner; central air conditioning; gas
13 grill; fireplace tools; screen; glass doors and grate; all existing window treatments; ceiling fan(s);
14 wood burner stove inserts; gas logs; and water softener. Also included: _____

15 per MLS listing
16 NOT included: _____
17

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

23 **PRICE** BUYER shall pay the sum of \$ ~~30,000~~ 33,000 EA AK 1/15/16
24 Payable as follows:
25 Earnest money paid to Broker will be deposited in a non-
26 interest bearing trust account and credited against
27 purchase price. \$ 1,000.00 1000 EA
28 Check to be deposited immediately upon the
29 formation of a binding AGREEMENT, as defined
30 below on lines 231-238.
31 Note to be redeemed within four (4) days after
32 formation of a binding AGREEMENT, as defined
33 below on lines 231-238.
34 Cash to be deposited in escrow \$ _____
35 Mortgage loan to be obtained by BUYER \$ 29,000
36 CONVENTIONAL, FHA, VA, OTHER _____
37

38 **FINANCING** BUYER shall make a written application for the above mortgage loan within 7 days
39 after acceptance and shall obtain a commitment for that loan on or about 1-1. If,
40 despite BUYER's good faith efforts, that commitment has not been obtained, then this AGREEMENT shall be null
41 and void. Upon signing of a mutual release by SELLER and BUYER, the earnest money deposit shall be returned
42 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
Page 1 of 6
SELLER'S INITIALS AND DATE EA 1/2/16
BUYER'S INITIALS AND DATE AK 1/15/16
© Form 100



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 1/13/16
38 BUYER _____ DATE BUYER _____ DATE

39 _____
40 SELLER _____ DATE SELLER _____ DATE

Property Address:

4203 Arc Hood

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) AK Purchaser has received copies of all information listed above.

(d) AK 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) AK 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) CB 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.

KE Seller Date 11/24/16

AK Seller Date 11/13/16

Richard Foras Purchaser Date 11/24/16

Christy Purchaser Date 1-13-16

Realty Consultants Agent Date

Agent 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.

<i>[Signature]</i>	<i>11-13-16</i>	<i>[Signature]</i>	<i>11/29/15</i>
Buyer/Tenant	Date	Seller/Landlord	Date
<i>[Signature]</i>	<i>1-13-16</i>	<i>[Signature]</i>	
Buyer/Tenant	Date	Seller/Landlord	Date
<i>[Signature]</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

