



Realty Trust Services



AMENDMENT TO PURCHASE AGREEMENT AND REMOVAL OF CONCURRENCY / CONTINGENCIES

1 This is an Amendment to the Purchase AGREEMENT dated (Acceptance), 2/24/2016
2 for the purchase and sale of the property known as (street address)
3 3322 Tuxedo Avenue Parma, ohio 44134

4 between Robert P. Gillespie on behalf Green Pointe Management (BUYER)
5 and Bank of America NA (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 3/31/2016

10 and title shall be transferred on or about 3/28/2016

11 POSSESSION: Sellers shall deliver possession to BUYER(S) on 3/31/2016

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 Checked Removed subject to conditions listed below.

26 Buyer to receive a credit \$1,500. Removed Removed subject to conditions listed below.

27 dollars for complying with . Removed Removed subject to conditions listed below.

28 conditions listed below. 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: Buyer shall hold all Real Estate Agents, Seller, and all other parties involved

32 with said transaction harmless. Buyer understands city has multiple violations on said property that
33 have been discussed in detail with the city. Buyer also understands that should they not comply with city
34 requirements within the allotted time frame set forth by the city, the subject property shall be demolished."

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

37 Robert P. Gillespie 3-24-16
38 BUYER Robert P. Gillespie on behalf DATE

Greenpointe management 3-24-16
BUYER Green Pointe Management DATE

39
40 SELLER Bank of America NA DATE

Bank of America, N.A.
SELLER Skyhill Financial, Inc. As Attorney-in-Fact DATE MAR 23 2016
Vice President, Skyhill Financial, Inc.