



Realty Trust Services



AMENDMENT TO PURCHASE AGREEMENT AND REMOVAL OF CONCURRENCY / CONTINGENCIES

1 This is an Amendment to the Purchase AGREEMENT dated (Acceptance), 3/22/2016
2 for the purchase and sale of the property known as (street address)
3 12401 Maple Leaf Drive Garfield Heights, Ohio

4 between Green Pointe Management (BUYER)
5 and Joanne De Noto (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 April 22, 2016

10 and title shall be transferred on or about April 22, 2016

11 POSSESSION: Sellers shall deliver possession to BUYER(S) on April 22, 2016

12 [ ] AM [x] 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 [x] 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:

32 Seller to credit buyer \$200.00 for no longer having a tenant on Hud1 Settlement statement.

33 Property 100% violation free with City of Garfield Compliance form to be sent to title company.

34

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

36 FULL FORCE AND EFFECT.

37

38 BUYER Green Pointe Management DATE 4-15-16 BUYER DATE 4-20-16

39

40 SELLER DATE SELLER DATE