



Realty Trust Services



AMENDMENT TO PURCHASE AGREEMENT AND REMOVAL OF CONCURRENCY / CONTINGENCIES

1 This is an Amendment to the Purchase AGREEMENT dated (Acceptance), 7/1/2016
2 for the purchase and sale of the property known as (street address)
3 3026 W46th St. Cleveland Ohio

4 between Platinum Marketing and Sales (BUYER)
5 and Lawrence Abrams (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 July 30, 2016

10 and title shall be transferred on or about July 30, 2016 or soon

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:

32 Based on the inspection issues buyer is asking for price reduction to \$26,000 for purchase of property.

33 Closing date as soon as possible or July 30. Pro-rated rent and full security deposit credit.

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

37 Signature and date for Buyer: 7/5/16

38 BUYER Platinum Marketing and Sales DATE

BUYER DATE

39 Signature and date for Seller: 7/5/16

40 SELLER Lawrence Abrams DATE

SELLER DATE