



1 This is an Amendment to the Purchase AGREEMENT dated (Acceptance), 5/4/2016
2 for the purchase and sale of the property known as (street address)

3 13813 Strathmore Ave East Cleveland, Ohio

4 between Chad and Kori Cidada (BUYER)
5 and Marvin Frazier (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 7/30/2016 or sooner.

11 POSSESSION: Sellers shall deliver possession to BUYER(S) on Noon

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) Removal of all Removed Removed subject to conditions listed below.

26 Contingencies. Seller has Removed Removed subject to conditions listed below.

27 Confirmed items below are in Removed Removed subject to conditions listed below.

28 working order. 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 \$700 on Hud1 for assuming City of East Cleveland Violations form 7/8/2016

33 Seller confirms that all Furnaces and Hot water tanks have been checked and are in working order. Tenants

34 has gas off. Seller Confirms no water issues in the basement.

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

37 Chad Cidada 7/13/16

38 BUYER Chad and Kori Cidada DATE

Handwritten signature of Marvin Frazier 7/13/16

BUYER DATE

39 Marvin Frazier 7/17/16

40 SELLER Marvin Frazier DATE

SELLER DATE