



# Realty Trust Services



## AMENDMENT TO PURCHASE AGREEMENT AND REMOVAL OF CONCURRENCY / CONTINGENCIES

1 This is an Amendment to the Purchase AGREEMENT dated (Acceptance), 7/15/2016.  
 2 for the purchase and sale of the property known as (street address)  
 3 3648 W32nd Street Cleveland , Ohio 44109

4 between Platinum Marketing and Sales (BUYER)  
 5 and \_\_\_\_\_ (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 August 8th  
 10 and title shall be transferred on or about 8/8/16 or sooner.

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     | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below.            |
| 21 2. Septic System Inspection    | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below.            |
| 22 3. Water Potability Inspection | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below.            |
| 23 4. Well Flow Rate              | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below.            |
| 24 5. Radon                       | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below.            |
| 25 6. Other(s) _____              | <input type="checkbox"/> Removed | <input checked="" type="checkbox"/> Removed subject to conditions listed below. |
| 26 <u>See Below.</u>              | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below.            |
| 27 _____                          | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below.            |
| 28 _____                          | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below.            |
| 29 7. Pest/Wood Destroying Insect | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below.            |
| 30 8. Lead Based Paint Inspection | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below.            |

31 **CONDITIONS:** \_\_\_\_\_  
 32 Seller confirms that tenant did not have security deposit with 3648 w32nd Cleveland property.

33 \_\_\_\_\_  
 34 \_\_\_\_\_

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

37 \_\_\_\_\_  
 38 BUYER Platinum Marketing and Sales DATE \_\_\_\_\_ BUYER DATE \_\_\_\_\_

39 \_\_\_\_\_  
 40 SELLER DATE \_\_\_\_\_ SELLER DATE \_\_\_\_\_