



PURCHASE AGREEMENT
OFFER, RECEIPT AND ACCEPTANCE



1 **BUYER:** Christina L Aust offers to buy the

2 **PROPERTY:** located at 11846 Harbour Light Drive

3 City North Royalton, Ohio, Zip 44133 Permanent Parcel No(s). 481-27-325

4 The property, which BUYER has examined and accepts in its "AS IS" PRESENT PHYSICAL CONDITION except for
5 normal wear and tear, shall include the land, all appurtenant rights, privileges and easements, and all buildings and
6 fixtures, including such of the following as are now on the property: all landscaping, electrical, heating, plumbing and
7 bathroom fixtures, ceiling fans; central air conditioning systems; all window and door shades, blinds, awnings, screens,
8 storm windows, curtain rods and drapery hardware; garbage disposal, TV antenna, rotor and control unit; radiator covers,
9 smoke detectors, garage door opener(s) and all controls; all attached wall-to-wall carpeting. The following selected
10 items shall also remain: satellite dish; countertop range; range; wall oven;
11 microwave; kitchen refrigerator; second refrigerator; dishwasher; washer; dryer; window air
12 conditioner(s); through the wall air conditioners; gas grill; fireplace tools; screen, glass doors and
13 grate; all existing window treatments; ceiling fan(s); wood burner stove inserts; gas logs; and
14 water softener (do not check if leased); humidifier; dehumidifier; security system; freezer;
15 indoor grill; mailbox and invisible fence, transmitter, collar(s).

16 Additional items to be included: _____
17

18 Items Excluded: _____
19

20 **SECONDARY OFFER:** This is is not a secondary offer. This secondary offer, if applicable, shall become a
21 primary contract upon BUYER'S receipt of a signed copy of the release of the primary contract on or before
22 _____ (Date). BUYER shall have the right to terminate this secondary offer at any time prior
23 to BUYER'S receipt of said copy of the release of the primary contract by delivering written notice to the
24 SELLER or the SELLER'S agent. Upon receipt of the release of the primary contract, BUYER shall deposit earnest money
25 within four (4) days and BUYER and SELLER agree to sign an addendum listing the date for loan application, loan
26 approval, deposit of funds and documents, title transfer and possession.

27 **PRICE:** BUYER shall pay the sum of _____
28 Payable as follows: _____

Handwritten: \$ ~~61,900~~ ~~44,000~~ 263,000 mn 6/6

29 Earnest money in the form of a check, paid to/deposited with (check one)
30 Listing Broker Buyers' Broker or _____
31 and credited against the purchase price _____
32 The check shall be deposited immediately upon acceptance
33 of a binding Agreement as defined below on lines 262-271

Handwritten: \$ 500 ~~1,000~~ mn 6/6

34 Additional Funds to be deposited in escrow _____ \$ 5% 6/6/2016

35 BUYER will will not (check one) meet down payment requirement
36 in cash, without regard to the sale and/or closing of any other real property

37 Mortgage loan to be obtained by BUYER _____ \$ Balance
38 CONVENTIONAL, FHA, VA OTHER _____
39

40 **FINANCING:** This transaction is conditioned upon BUYER obtaining a commitment for a first mortgage loan (the "Loan") from
41 Howard Hanna Mortgage Services or such other lending institution chosen by BUYER in the amount set forth above, or in
42 a lesser amount acceptable to BUYER. BUYER agrees to apply in writing for the Loan and order the appraisal within
43 3 days after the date of acceptance, to cooperate fully with the lender's requests for information and to use good faith efforts
44 to obtain the Loan and shall obtain a commitment for the Loan on or before June 22, 2016. If, despite
45 BUYER'S good faith efforts, a loan commitment has not been obtained, then this Agreement shall be null and void. Upon signing
46 of a mutual release by SELLER and BUYER, the earnest money deposit shall be returned to the BUYER without any further
47 liability of either party to the other or to the Brokers and their agents. If this is a secondary offer, BUYER shall not be

Purchase Agreement 10/15/15 mn 6/6/16 mn 6/6/16 Form # 056-1
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SELLERS' INITIALS AND DATE BUYERS' INITIALS AND DATE

Handwritten: mn 6/6/16