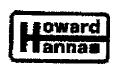
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971-245-6484



## **PURCHASE AGREEMENT** OFFER, RECEIPT AND ACCEPTANCE



p.1

1	BUYER: Christina L Aust offers to buy the	
2	PROPERTY: located at 11846 Harbour Light Brive	
3	City North Royalton , Ohio, Zip 44133 Permanent Parcel No(s). 481-27-325	•
4 5 6 7 8 9 10 11 12 13 14 15	The property, which BUYER has examined and accepts in its "AS IS" PRESENT PHYSICAL CONDITION except for normal wear and tear, shall include the land, all appurtenant rights, privileges and easements, and all buildings and fixtures, including such of the following as are now on the property: all tandscaping, electrical, heating, plumbing and bethroom fixtures, ceiling fans; central air conditioning systems; all window and door shades, blinds, awnings, screens, storm windows, curtain rods and drapery hardware; garbage disposal, TV antenna, rotor and control unit; radiator covers, smoke detectors, garage door opener(s) and all controls; all attached wall-to-wall carpeting. The following selected items shall also remain: [satellite dish; [countertop range; [X] range; [wait oven; [X] microwave; [X] kitchen refrigerator; [second refrigerator; [X] dishwasher; [washer, [dryer; [window air conditioner(s); [through the wall air conditioners; [gas grill; [freplace tools; [screen, [glass doors and water softener (do not check if leased); [humidifier: [dehumidifier; [security system; [freezer; indoor grill; [mailbox and [invisible fence, transmitter, [collar(s)].]	
16 17	Additional items to be included:	
18 19	Items Excluded:	
20 21 22 23 24 25 26	SECONDARY OFFER: This is is not a secondary offer. This secondary offer, if applicable, shall become a primary contract upon BUYER'S receipt of a signed copy of the release of the primary contract on or before (Date). BUYER shall have the right to terminate this secondary offer at any time prior to BUYER'S receipt of said copy of the release of the primary contract by delivering written notice to the SELLER's agent, Upon receipt of the release of the primary contract, BUYER shall deposit earnest money within four (4) days and BUYER and SELLER agree to sign an addendum listing the date for loan application, to an approval, deposit of funds and documents, title transfer and possession.	
27 28	PRICE: BUYER shall pay the sum of	J MU
30 31 32 33	Earnest money in the form of a check, paid to/deposited with (check one)  Listing Broker	DS OL
35	BUYER Xi will _ will not (check one) meet down payment requirement in cash, without regard to the sale and/or closing of any other real property	W
17	Mortgage iban to be obtained by BUYER	į.
12 : 3 4 5 5 6 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	FINANCING: This transaction is conditioned upon BUYER obtaining a commitment for a first mortgage loan (the "Loan") from toward Harma Mortgage Services or such other lending institution chosen by BUYER in the amount set forth above, or in lesser amount acceptable to BUYER. BUYER agrees to apply in writing for the Loan and order the apprecial writing a days after the date of ecceptance, to cooperate fully with the lender's requests for information and to use good faith efforts to obtain the Loan and shall obtain a commitment for the Loan on or before	