



# Realty Trust Services



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

1 This is an Amendment to the Purchase AGREEMENT dated (Acceptance), 2/12/2017  
2 for the purchase and sale of the property known as (street address)

3 2626 Broadway Lorain, OH 44052

4 between Whyspering Wind LLC (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 45 days from 2/12/17  
10 and title shall be transferred on or about 45 from acceptance.

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) See Below  Removed  Removed subject to conditions listed below.

26 Addendum to purchase agreement  Removed  Removed subject to conditions listed below.

27 Spelling Correction  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:** Buyer and seller agree to adjust purchase agreement to company corrected spelling

32 Whyspering Winds LLC Verse purchase contract Whispering Winds LLC. Title company to adjust

33 Closing documents to reflect name correction. Whyspering Winds LLC

34 \_\_\_\_\_

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

37 Amel Gay 3-10-17  
38 BUYER Whyspering Wind LLC (Amel) DATE

BUYER DATE

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

SELLER DATE

**OPERATING AGREEMENT OF  
WHYSERING WINDS LLC  
AN OHIO LIABILITY COMPANY**

THIS OPERATING AGREEMENT (the 'Agreement') is entered into date signed below, by and among the Persons listed below hereto under the caption 'Member,' as Member, as hereinafter defined (the 'Member').

**Organization of the Company**

**NAME.** The name of the Company is as listed in the heading of this document

**PURPOSE.** The purposes of the Company are to engage in any and all lawful acts or activities for which limited liability companies can be formed un the laws of the State of Ohio.

**AUTHORITY.** Member may sign on behalf of the corporation to sell, purchase, encumber, transfer or convey any asset of the corporation.

IN WITNESS WHEREOF, the party hereto has executed this Agreement as of the date first above written.

MEMBER,



**Anup Garg (100%)**