



PURCHASE AGREEMENT
OFFER, RECEIPT AND ACCEPTANCE

1 BUYER The undersigned Whispering Winds LLC or Assigns offers to buy the
2 PROPERTY located at 2626 Bloodway
3 City Lorain Ohio, Zip 44052
4 Permanent Parcel No. 0201003191025 and further described as being:

6 The property, which BUYER accepts in its "AS IS" PRESENT PHYSICAL CONDITION, shall include the land, all
7 appurtenant rights, privileges and easements, and all buildings and fixtures, including such of the following as are
8 now on the property: all electrical, heating, plumbing and bathroom fixtures; all window and door shades, blinds,
9 awnings, screens, storm windows, curtain and drapery fixtures; all landscaping, disposal, TV antenna, rotor and
10 control unit, smoke detectors, garage door opener(s) and controls; all permanently attached carpeting.
11 The following items shall also remain: [ ] satellite dish; [ ] range and oven; [ ] microwave; [ ] kitchen refrigerator;
12 [ ] dishwasher; [ ] washer; [ ] dryer; [ ] radiator covers; [ ] window air conditioner; [ ] central air conditioning; [ ] gas
13 grill; [ ] fireplace tools; [ ] screen; [ ] glass doors and [ ] grate; [ ] all existing window treatments; [ ] ceiling fan(s);
14 [ ] wood burner stove inserts; [ ] gas logs; and [ ] water softener. Also included:

15 As- Is Seller make no repairs
16 NOT included:

18 SECONDARY OFFER This [ ] is [ ] is not a secondary offer. This secondary offer, if applicable, will become a
19 primary offer upon BUYER's receipt of a signed copy of the release of the primary offer on or before
20 (date). BUYER shall have the right to terminate this secondary offer at any time prior to
21 BUYER's receipt of said copy of the release of the primary offer by delivering written notice to the SELLER or the
22 SELLER's agent. BUYER shall deposit earnest money within four (4) days of becoming the primary offer.

23 PRICE BUYER shall pay the sum of \$ 60,000 62,000
24 Payable as follows: x AB 2-11-17
25 Earnest money paid to Broker will be deposited in a non- 1,000 2/12/2017
26 interest bearing trust account and credited against cjs
27 purchase price: \$
28 [ ] Check to be deposited immediately upon the
29 formation of a binding AGREEMENT, as defined
30 below on lines 231-238.
31 [ ] Note to be redeemed within four (4) days after
32 formation of a binding AGREEMENT, as defined
33 below on lines 231-238.
34 Cash to be deposited in escrow \$ 50,000 61,000
35 Mortgage loan to be obtained by BUYER \$ 0

36 [ ] CONVENTIONAL [ ] FHA [ ] VA [ ] OTHER CASH
37 Subject City Re-zoning approval from Commercial to Residential use. CJB 2/12/2017 AB 2/15/17

38 FINANCING BUYER shall make a written application for the above mortgage loan within days
39 after acceptance and shall obtain a commitment for that loan on or about . If,
40 despite BUYER's good faith efforts, that commitment has not been obtained, then this AGREEMENT shall be null
41 and void. Upon signing of a mutual release by SELLER and BUYER, the earnest money deposit shall be returned
42 to the BUYER without any further liability of either party to the other or to Broker and their agents.

Approved by CABOR, LoCAR, LCAR and GoCAR
Revised May 1, 2000
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SELLER'S INITIALS AND DATE: AB 2/12/2017
BUYER'S INITIALS AND DATE: AB 1-4-17
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