



PURCHASE AGREEMENT
OFFER, RECEIPT AND ACCEPTANCE

BUYER The undersigned Bernard J Hardy offers to buy the

PROPERTY located at 8631 Big Creek

City Strongsville, Ohio, Zip 44149

Permanent Parcel No. 39506028, and further described as being:

The property, which BUYER accepts in its "AS IS" PRESENT PHYSICAL CONDITION, 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 electrical, heating, plumbing and bathroom fixtures; all window and door shades, blinds, awnings, screens, storm windows, curtain and drapery fixtures; all landscaping, disposal, TV antenna, rotor and control unit, smoke detectors, garage door opener(s) and controls; all permanently attached carpeting. The following items shall also remain: [] satellite dish; [x] range and oven; [] microwave; [x] kitchen refrigerator; [] dishwasher; [x] washer; [x] dryer; [] radiator covers; [x] window air conditioner; [] central air conditioning; [] gas grill; [] fireplace tools; [] screen; [] glass doors and [] grate; [] all existing window treatments; [] ceiling fan(s); [] wood burner stove inserts; [] gas logs; and [] water softener. Also included:

Seller Can Leave All contents

NOT included:

SECONDARY OFFER This [] is [x] is not a secondary offer. This secondary offer, if applicable, will become a primary offer upon BUYER's receipt of a signed copy of the release of the primary offer 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 offer by delivering written notice to the SELLER or the SELLER's agent. BUYER shall deposit earnest money within four (4) days of becoming the primary offer.

PRICE BUYER shall pay the sum of \$ 110,000

Payable as follows:

Earnest money paid to Broker will be deposited in a non-interest bearing trust account and credited against purchase price: \$ 1,000.

[x] Check to be deposited immediately upon the formation of a binding AGREEMENT, as defined below on lines 231-238.

[] Note to be redeemed within four (4) days after formation of a binding AGREEMENT, as defined below on lines 231-238.

Cash to be deposited in escrow \$ Balance of 3.5%

Mortgage loan to be obtained by BUYER \$ Balance of 96.5%

[] CONVENTIONAL, [] FHA, [] VA, [x] OTHER FHA 203K

FINANCING BUYER shall make a written application for the above mortgage loan within 14 days after acceptance and shall obtain a commitment for that loan on or about 45 Days. If, despite BUYER's good faith efforts, that commitment has not been obtained, then this AGREEMENT shall be null and void. Upon signing of a mutual release by SELLER and BUYER, the earnest money deposit shall be returned to the BUYER without any further liability of either party to the other or to Broker and their agents.