



PURCHASE AGREEMENT
OFFER, RECEIPT AND ACCEPTANCE

BUYER The undersigned Bernard J Brady offers to buy the

PROPERTY located at 8631 Big Creek P

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 x

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 1-10-17

[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 \$

Mortgage loan to be obtained by BUYER \$ 109,000

[] CONVENTIONAL, [] FHA, [] VA, [x] OTHER Per Lender 703K

39% toward closing costs.

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.

Approved by CABOR, LoCAR, LCAR and GeCAR / Revised May 1, 2000 Page 1 of 6

SELLER'S INITIALS AND DATE

BSB 1-8-17 BUYER'S INITIALS AND DATE

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE

To: _____

From: Berkshire Hathaway HomeServices Professional Realty, (Blue Rock Select, LLC) and Seth B. Task, Jeffrey Kraig, Helen (Nellie) Masturzo, Kimberly Kolenc, Alex Cruz, and Yanna Ware, The Task Team

PROPERTY ADDRESS: 8631 Big Creek Pkwy, Strongsville, OH 44149

Date: 1-10-17

This is to give you notice that Berkshire Hathaway HomeServices Professional Realty, (Blue Rock Select, LLC) and Seth B. Task, Jeffrey Kraig, Helen (Nellie) Masturzo, Kimberly Kolenc, Alex Cruz, and Yanna Ware, The Task Team have a business relationship with Venture Land Title Agency, LLC. Berkshire Hathaway HomeServices Professional Realty, (Blue Rock Select, LLC) and Seth B. Task, Jeffrey Kraig, Helen (Nellie) Masturzo, Kimberly Kolenc, Alex Cruz, and Yanna Ware, The Task Team are equity owners of Venture Land Title Investors III, LLC. Venture Land Title Investors III, LLC owns 49% of Venture Land Title Agency, LLC. Because of this relationship, this referral may provide Berkshire Hathaway HomeServices Professional Realty (Blue Rock Select, LLC) and Seth B. Task, Jeffrey Kraig, Helen (Nellie) Masturzo, Kimberly Kolenc, Alex Cruz and Yanna Ware, The Task Team a financial benefit.

In addition, Venture Title Holdings, LLC owns 51% of Venture Land Title Agency, LLC. The owners of Chicago Title Agency of Northeast Ohio, Inc., Lawyers Title Agency of Chardon and Ohio Real Title Agency, LLC have ownership in Venture Title Holdings, LLC. Chicago Title Agency of Northeast Ohio, Inc., Lawyers Title Agency of Chardon and Ohio Real Title Agency, LLC will provide settlement services in conjunction with the services performed by Venture Land Title Agency, LLC. Because of the relationship between Chicago Title Agency of Northeast Ohio, Inc., Lawyers Title Agency of Chardon and Ohio Real Title Agency, LLC and Venture Land Title Agency, LLC, this referral may provide Chicago Title Agency of Northeast Ohio, Inc., Lawyers Title Agency of Chardon, or Ohio Real Title Agency, LLC a financial or other benefit as well.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use Venture Land Title Agency, LLC as a condition of purchase, sale or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Venture Land Title Agency, LLC's range of charges:

Title insurance premium	As filed with the State of Ohio
Title examination fee	\$295.00 to \$395.00
Title Commitment fee	\$100.00

I/We have read this disclosure form and understand that Berkshire Hathaway HomeServices Professional Realty (Blue Rock Select, LLC) and Seth B. Task, Jeffrey Kraig, Helen (Nellie) Masturzo, Kimberly Kolenc, Alex Cruz and Yanna Ware, The Task Team are referring me/us to purchase the above described settlement services from Venture Land Title Agency, LLC.

In the event the Lender involved in this transaction does not act as settlement or closing agent, then the closing will be handled by Ohio Real Title Agency, LLC, Lawyers Title Agency of Chardon or Chicago Title Agency of Northeast Ohio, Inc.

X _____
 Buyer/Borrower Date

 Buyer/Borrower Date

 Seller Date 9-27-16

 Seller Date