



Russell Real Estate Services AMENDMENT TO RESIDENTIAL PURCHASE AGREEMENT AND REMOVAL OF INSPECTION CONTINGENCIES

1 This is an Amendment to the Residential Purchase Agreement dated: 03/03/2017
2 for the purchase and sale of the property know as:
3 (Street Address) 1211 Lakeland Avenue
4 (City) Lakewood Ohio, (Zip Code) 44107
5 between Adam Branscomb (Buyer)
6 and Fish Funding LLC (Seller).

7 The following changes and/or additions are hereby mutually agreed upon by the Buyer(s) and
8 Seller(s):

9 **FINANCING:** Buyer(s) loan commitment to be obtained on or about:
10 _____ (date)

11 **CLOSING:** Funds and Documents to be placed in escrow on or before:
12 _____ (date) and title shall be transferred on or
13 about _____

14 **POSSESSION:** Seller(s) shall deliver possession to Buyer(s) on
15 _____ (date) _____ AM PM provided the
16 title has transferred.

- 17 **INSPECTION CONTINGENCIES:**
- | | | |
|-----------------------------------|---|--|
| 18 1. General Home Inspection | <input type="checkbox"/> Removed | <input checked="" type="checkbox"/> Removed subject to conditions listed below |
| 19 2. Septic System Inspection | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 20 3. Water Potability Inspection | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 21 4. Well Flow Rate | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 22 5. Radon | <input checked="" type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 23 6. Pest/Wood Destroying Insect | <input checked="" type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 24 7. Lead Based Paint Inspection | <input checked="" type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 25 8. Mold | <input checked="" type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 26 9. Other _____ | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 27 10. _____ | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |

28 **CONDITIONS:**
29 Buyer to review the city Point of sale inspections.
30
31
32

33 ALL OTHER TERMS AND CONDITIONS OF THE RESIDENTIAL PURCHASE AGREEMENT TO
34 REMAIN IN FULL FORCE AND EFFECT.

35 Adam Branscomb dotloop verified 03/12/17 7:08PM EDT 578G-IXVZ-GNWX-WFKM
36 BUYER DATE

Bill Bauer 3/4/17
37 SELLER DATE

37 Adam Branscomb dotloop verified 03/12/17 7:08PM EDT F6LF-GB6O-STYE-CAFV
38 BUYER DATE

SELLER DATE