



Realty Trust Services



AMENDMENT TO PURCHASE AGREEMENT AND REMOVAL OF CONCURRENCY / CONTINGENCIES

1 This is an Amendment to the Purchase AGREEMENT dated (Acceptance), 5/4/17
2 for the purchase and sale of the property known as (street address)
3 4240 west 23rd Cleveland Ohio

4 between Platinum Marketing and Sales (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 May 19th or sooner
10 and title shall be transferred on or about May 19th or sooner

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) Removed Removed subject to conditions listed below.

26 Please see below Removed Removed subject to conditions listed below.

27 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:

32 Buyer removes all inspections and contingencies based on buyer receiving reduced purchase price to
33 \$31,000 and close with clean title ASAP. Seller will allow buyer to change title to IRA name.

34 Name change to : SJD Ventures LLC Buyer to receive security deposit credit of \$850 on Hud1 statement.

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

37 Signature and date for Buyer and Seller
38 BUYER Platinum Marketing and Sales DATE BUYER DATE
39 SELLER DATE SELLER DATE