

STANDARD PURCHASE AGREEMENT

Parties: The undersigned Pletivun marketing & sales and/or assigns "Purchaser" offers to purchase from Greenpointe Management, LLC "Seller" the following described property in their present condition: Single Family home at 7119 Velma Parma Ohio 44129 . All items now on the property including appliances, window treatments and fixtures are included in the purchase price.

Price. Sale Price \$56,000.00

Title and Escrow services to be placed with Angelo Russo, Esq or All Real Estate Solutions depending on choice of closing method.

Closing Costs. Paid by Buyer _____

TAXES: Prorated by seller at time of May 12th closing.

Title. Seller shall furnish a general warranty deed which conveys marketable title, free and clear of all encumbrances whatsoever, except (a) any mortgage assumed by purchaser; (b) any restrictions, reservations or easements of record; (c) encroachments which do not materially and adversely affect the use or value of the property. Title work and escrow work to be executed by All Real Estate Solutions, LLC (440-331-9600) Or Angelo Russo, Esq.

Closing Date. This Agreement shall close within Five (5) business days of execution on contract.

Repairs. As is

Contingencies. Clear and marketable Title.. seller to provide warranty deed and transfer title insurance policy.

___ Initial the choice below

___ Warranty Deed to be deeded to buyers choice of entity. Limited lien search showing title is clear and policy purchased within the past few months shall remain in effect.

___ Full closing with title company and purchase a new title insurance policy

SELLER: _____

DATE: _____

BUYER: _____

DATE: _____