



**PURCHASE AGREEMENT
OFFER, RECEIPT AND ACCEPTANCE**

1 **BUYER** The undersigned Ashley L. Desmett offers to buy the
 2 **PROPERTY** located at 995 Timberline Dr.
 3 City Bath , Ohio, Zip 44333
 4 Permanent Parcel No. 0401602 , and further described as being:
 5 _____

6 The property, which BUYER accepts in its "AS IS" PRESENT PHYSICAL CONDITION, shall include the land, all
 7 appurtenant rights, privileges and easements, and all buildings and fixtures, including such of the following as are
 8 now on the property: all electrical, heating, plumbing and bathroom fixtures; all window and door shades, blinds,
 9 awnings, screens, storm windows, curtain and drapery fixtures; all landscaping, disposal, TV antennas, rotor and
 10 control unit, smoke detectors, garage door opener(s) and 2 controls; all permanently attached carpeting.
 11 The following items shall also remain: satellite dish; range and oven; microwave; kitchen refrigerator;
 12 dishwasher; washer; dryer; radiator covers; window air conditioner; central air conditioning; gas
 13 grill; fireplace tools; screen; glass doors and grates; all existing window treatments; ceiling fan(s);
 14 wood burner stove inserts; gas logs; and water softener. Also included:
 15 _____
 16 ~~_____~~ BAR STOOLS TO STAY - HAS NO VALUE x AdL
5-1-17

17 _____
 18 **SECONDARY OFFER** This is is not a secondary offer. This secondary offer, if applicable, will become a
 19 primary offer upon BUYER's receipt of a signed copy of the release of the primary offer on or before
 20 _____ (date). BUYER shall have the right to terminate this secondary offer at any time prior to
 21 BUYER's receipt of said copy of the release of the primary offer by delivering written notice to the SELLER or the
 22 SELLER's agent. BUYER shall deposit earnest money within four (4) days of becoming the primary offer.

23 **PRICE** BUYER shall pay the sum of \$ 487,000. x AdL 05-04-2017
 24 Payable as follows: 5-1-17
 25 Earnest money paid to Broker will be deposited in a non-
 26 interest-bearing trust account and credited against
 27 purchase price: \$ 4,000. x AdL 05-04-2017
 28 Check to be deposited immediately upon the
 29 formation of a binding AGREEMENT, as defined
 30 below on lines 231-238.
 31 Note to be redeemed within four (4) days after
 32 formation of a binding AGREEMENT, as defined
 33 below on lines 231-238.
 34 Cash to be deposited in escrow per lender
 35 Mortgage loan to be obtained by BUYER per lender
 36 CONVENTIONAL, FHA, VA, OTHER per lender

37 _____
 38 **FINANCING** BUYER shall make a written application for the above mortgage loan within 14 days
 39 after acceptance and shall obtain a commitment for that loan on or about 60 days or sooner,
 40 despite BUYER's good faith efforts, that commitment has not been obtained, then this AGREEMENT shall be null
 41 and void. Upon signing of a mutual release by SELLER and BUYER, the earnest money deposit shall be returned
 42 to the BUYER without any further liability of either party to the other or to Broker and their agents.

Approved by CASOR, LeCAR, LCAE and GeCAR 05-04-2017
 Revised May 1, 2006 SELLER'S INITIALS AND DATE AdL 4/22/17 BUYER'S INITIALS AND DATE
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