



**Realty Trust
Services**



**AMENDMENT TO PURCHASE
AGREEMENT AND REMOVAL OF
CONCURRENCY / CONTINGENCIES**

1 This is an Amendment to the Purchase AGREEMENT dated (Acceptance), 4/23/17
 2 for the purchase and sale of the property known as (street address)
 3 995 Timberline Dr. Bath, Ohio 44333

4 between Ashley L. Desmett (BUYER)
 5 and Jamileh Bagherci Living Trust (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 _____
 10 and title shall be transferred on or about _____.

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 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:** Buyer removes all contingencies of the contract. Based upon the home inspection

32 Seller agrees to paint remaining sides of the house and garage. Seller to credit buyer \$600 to open

33 pool at title transfer. Seller to have A/C working in Basement and 1st floor by time of closing.

34 Buyer will manage all other items from home inspection.

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

37 4/27/17
 38 BUYER Ashley L. Desmett DATE

BUYER DATE

39 _____
 40 SELLER Jamileh Bagherci Living Trust DATE

SELLER DATE