



**PURCHASE AGREEMENT
OFFER, RECEIPT AND ACCEPTANCE**

1 **BUYER** The undersigned Seth Bridges offers to buy the
2 **PROPERTY** located at 26760 Chapel Hill Dr
3 North Olmsted, Ohio, Zip 44070
4 Permanent Parcel No. 232-21-048, 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, deposit, TV antenna, rotor and
10 control unit, smoke detectors, garage door opener(s) and _____ 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 fans(s);
14 wood burner stove inserts; gas logs; and water softener. Also included: _____

15
16 NOT included: _____

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
24 Payable as follows:
25 Earnest money paid to Broker will be deposited in a non-
26 interest bearing trust account and credited against
27 purchase price.
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
35 Mortgage loan to be obtained by BUYER

\$ 207,700 - \$205,400 EBM
7/10/2017
2,000.00
4,000.00 DS
203,400 EBM
5CB
7-22-17
7/24/2017

36 CONVENTIONAL, FHA, VA, OTHER
37 Seller to pay up to \$4000 in closing & pre-pays

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 7-1, if,
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 CASB, LCAR, LCAR EBM 7/10/2017
Revised May 1, 2002
Page 1 of 6

5CB
BUYER'S INITIALS AND DATE

ADDENDUM C

This is an Addendum to the Purchase Agreement dated July 22, 2017,
for the purchase and sale of the Property known as (Street Address) 26760 Chapel Hill Drive
, (City) North Olmsted, Ohio,
between Seth Bridger ("BUYER")
and Ellen B McIntyre ("SELLER").

The following is hereby mutually agreed upon by said BUYERS and the SELLERS:

- 1.) Buyer to remove items on Addendum B and Accept Reduction of purchase price for \$2000 to do all repairs and concerns themselves. ****THE NEW PURCHASE PRICE TO BE \$203,400****
- 2.) All other items stay per contract.
- 3.) Per lender buyer needs to add wife's name to deed at closing. Shelley Nelson-Bridger
Seller agrees to let buyer add wife to deed at closing. Listed as Shelley Nelson-Bridger

DS
EBM

7/24/2017

SCB
7/25/17