

**PURCHASE AGREEMENT
OFFER, RECEIPT AND ACCEPTANCE**



BUYER The undersigned EMILY CULP offers to buy the

PROPERTY located at 7000 FULTON AVE

City Cleveland, Ohio, Zip 44105

Permanent Parcel No. 132-15-140, and further described as being:

The property, which BUYER accepts in its "AS IS" PRESENT PHYSICAL CONDITION, shall include the land, all appurtenant rights, privileges and easements, and all buildings and fixtures, including such of the following as are now on the property: all electrical, heating, plumbing and bathroom fixtures; all window and door shades, blinds, awnings, screens, storm windows, curtain and drapery fixtures; all landscaping, disposal, TV antenna, rotor and control unit, smoke detectors, garage door opener(s) and _____ controls; all permanently attached carpeting. The following items shall also remain: satellite dish; range and oven; microwave; kitchen refrigerator; dishwasher; washer; dryer; radiator covers; window air conditioner; central air conditioning; gas grill; fireplace tools; screen; glass doors and grate; all existing window treatments; ceiling fan(s); wood burner stove inserts; gas logs; and water softener. Also included: _____

NOT included: Dish washer

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

PRICE BUYER shall pay the sum of _____
Payable as follows:

Earnest money paid to Broker will be deposited in a non-interest bearing trust account and credited against purchase price. \$ 1,000

Check to be deposited immediately upon the formation of a binding AGREEMENT, as defined below on lines 231-238.

Note to be redeemed within four (4) days after formation of a binding AGREEMENT, as defined below on lines 231-238.

Cash to be deposited in escrow \$ 20%

Mortgage loan to be obtained by BUYER \$ Balance per lender

CONVENTIONAL, FHA, VA, OTHER _____

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

Approved by CABOR, LoCAR, LCAR and GeCAR
Revised May 1, 2000
Page 1 of 6

SELLER'S INITIALS AND DATE

BUYER'S INITIALS AND DATE

© Form 700

10/6/17
DE 10/3/17
9/29/17
XERL
XDE