



**Realty Trust
Services**



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

1 This is an Amendment to the Purchase AGREEMENT dated (Acceptance), 9/29/2017
2 for the purchase and sale of the property known as (street address)
3 7000 Fullerton Ave Cleveland Ohio 44105
4 between Emily Culp (BUYER)
5 and Dennis Elbert (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 Nov. 15 2017

10 and title shall be transferred on or about Nov. 15 or sooner
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) See Below Removed Removed subject to conditions listed below.
- 26 Removal of Inspections 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:** _____
32 Based on the repairs listed on Addendum A.
33 _____
34 _____

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

37 <u>Emily R Culp</u>	<u>10/20/17</u>	BUYER	DATE
38 BUYER <small>Emily Culp</small>	DATE		
39 <u>Dennis Elbert</u>	<u>10/29/17</u>	SELLER	DATE
40 SELLER <small>Dennis Elbert</small>	DATE		