

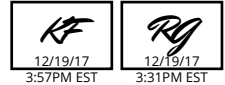
STANDARD PURCHASE AGREEMENT

Parties: The undersigned Prospercle LLC and/or assigns "Purchaser" offers to purchase from Greenpointe Management LLC "Seller" the following described property in their present condition: Single Family home at 83 Sprague Rd, Berea OH 44017. All items now on the property including appliances, window treatments and fixtures are included in the purchase price.

Sale Price \$55,000.00

Earnest due at signing to Greenpointe Management LLC..... \$1000.00

Title and Escrow services to be placed with ~~Mount Morris Title Agency~~ Nova Title
Owner's Policy in the amount of purchase price.



Closing Costs. To be paid by Seller

TAXES: Not Prorated

Rents: No rent

Security Deposits No security deposit

Title. Seller shall furnish a general warranty deed which conveys marketable title, free and clear of all encumbrances whatsoever, except (a) any mortgage assumed by purchaser; (b) any restrictions, reservations or easements of record; (c) encroachments which do not materially and adversely affect the use or value of the property. Title work and escrow work to be executed by Mount Morris Title Agency.

Closing Date. This Agreement shall close by December 31, 2017

Repairs. AS IS

Contingencies. As Is - No contingencies

Once approved, BUYER is allowed full access to show contractors.

SELLER:  

DATE: _____

BUYER:  

DATE: _____