

**REMOVAL OF CONTINGENCIES – AMENDMENT TO PURCHASE AGREEMENT**

This is an Amendment to the Offer to Purchase Real Estate and acceptance ("Agreement") between  
 Nick Mavros (BUYER)  
 and Robert and Elizabeth Filippi (SELLER) for  
 the property located at 3260 West 141st st Ohio, with  
 contract dated 06/21/2021. The parties hereby agree as follows:

1. **FINANCING CONTINGENCIES:** The following financing contingencies are hereby removed:
  - a. First Mortgage Loan Commitment
  - b. Other: \_\_\_\_\_
  
2. **OTHER CONTINGENCIES:** The following other contingencies are also hereby removed:
  - \_\_\_\_\_
  
3. **INSPECTION CONTINGENCIES:**

a. General Home Inspection:	<input type="checkbox"/> Removed	<input checked="" type="checkbox"/> Removed subject to the conditions below.
b. Septic System Inspection:	<input type="checkbox"/> Removed	<input type="checkbox"/> Removed subject to the conditions below.
c. Well Water Flow Rate:	<input type="checkbox"/> Removed	<input type="checkbox"/> Removed subject to the conditions below.
d. Well Water Bacteria Test:	<input type="checkbox"/> Removed	<input type="checkbox"/> Removed subject to the conditions below.
e. Other Well Water Tests:	<input type="checkbox"/> Removed	<input type="checkbox"/> Removed subject to the conditions below.
f. Termite Pest Inspection:	<input type="checkbox"/> Removed	<input type="checkbox"/> Removed subject to the conditions below.
g. Radon	<input type="checkbox"/> Removed	<input type="checkbox"/> Removed subject to the conditions below.
h. Lead Paint Inspection or Risk Assessment:	<input type="checkbox"/> Removed	<input type="checkbox"/> Removed subject to the conditions below.
i. Mold:	<input type="checkbox"/> Removed	<input type="checkbox"/> Removed subject to the conditions below.
j. Other: _____	<input type="checkbox"/> Removed	<input type="checkbox"/> Removed subject to the conditions below.

Condition(s): \_\_\_\_\_

Seller to contribute \$3,000 towards buyer's closing costs, prepaid, fees, and points

All other terms and conditions of the Agreement shall remain in full force and effect.

Nick Mavros	GRI1000 verified 06/29/21 6:33 AM EDT K19U-YDJK-8FHB-KGBK
BUYER	DATE
BUYER	DATE

X	Robert Filippi	6/29/2021
	SELLER	DATE
	Elizabeth M. Filippi	6/29/2021
	SELLER	DATE

**Note:** All inquiries should include your name, 10-digit FHA case number, paid in full date, property address, and a daytime phone number. Record your FHA case number here for future reference.

**Important:** The rules governing the eligibility for premium refunds are based on the financial status of the FHA insurance fund and are **subject to change**.

SI USTED HABLA ESPANOL Y TIENE DIFICULTAD LEYENDO O HABLANDO INGLES. POR FAVOR LLAME A ESTE NUMERO TELEFONICO 800 697-6967.

**You, the borrower(s), must be certain that you understand the transaction. Sign page 3 only after you have read this entire document. Seek professional advice if you are uncertain.**

I certify that I have read and understand this addendum and acknowledge by my signature below that I have received a copy.

*N. Mavros* 6/18/2021 8:44:59 PM  
Purchaser (I certify I have read and understand all statements)      **Date**  
Nicholas Mavros

X *Robert Filippi* 6/29/2021  
Seller (I certify I have read and understand all statements)      **Date**

\_\_\_\_\_  
Purchaser (I certify I have read and understand all statements)      **Date**

X *Elisabeth M. Filippi* 6/29/2021  
Seller (I certify I have read and understand all statements)      **Date**

*Christopher Kaylor* 6/29/2021  
Selling Real Estate Agent (I certify I have read and understand statement 2)      **Date**

Realty Trust Services  
Real Estate Company Name

I, the lender, certify that this notification was delivered to the borrower(s) at the time of initial loan application.

Lender's Signature & Date:

X *Tyler Hickey* 06/26/2021  
Tyler J Hickey      **Date**