



PURCHASE AGREEMENT OFFER, RECEIPT AND ACCEPTANCE

PROPERTY located at 14816 Brunswick Ave, City Maple Heights ,Ohio, Zip 44137 Permanent Parcel No. 785-06-032 , 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 txtures; all window and door shades, blinds, awnings, screens, storm windows, curtain and drapery fixtures; all landscaping, disposal, TV antenna, rotor and control unit, smoke delectors, garage door opener(s) and	PROPERTY located at		erry	offers to buy the	
City Maple Heights , Ohio, Zip 44137 Permanent Parcel No. 785-06-032 , 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 drappy fixtures, all landscaping, disposal, TV antennar, rotor and control unit, smoke detectors, garage door opener(s) and controls, all permanently attached carpeting. The following items shall also remain: □ stallite 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: Per Lease agreement NOT included: SECONDARY OFFER This □ is ⑤ 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 SCLLER or the SELLER's agent. BUYER shall pay the sum of \$ PRICE BUYER shall pay the sum of	City Maple Heights ,Ohio, Zip 44137 Permanent Parcel No. 785-06-032 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 trixtures; all window and door shades, blinds, awrings, 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, D dishwasher; □ washer; □ drayer; □ radiator covers; □ window air conditioner; □ central air or describer; □ dishvasher; □ washer; □ drayer are relative to control unit, or or or or officer significant of the release agreement. NOT included: 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 upon BUYER's receipt of a signed copy of the release of the primary offer upon BUYER's 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. SECONDARY OFFER This □ is □ is not a secondary offer by delivering written notice to the SELLER or the SELLER's agent. BUYER shall pay the sum of \$	PROPERTY located at14816 Brunswick Ave,			
Permanent Parcel No785-06-032	Permanent Parcel No. 785-06-032 , and further described as being:		, Ohio, Zip44137	*	
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	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				
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	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				
SECONDARY OFFER This □ is ② 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 \$ BBL DLKA \$ 09/23/2021 09/23/202	SECONDARY OFFER This is 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	appurtenant rights, privileges and easements, and all build now on the property: all electrical, heating, plumbing and awnings, screens, storm windows, curtain and drapery fix control unit, smoke detectors, garage door opener(s) and The following items shall also remain: dishwasher; washer; dryer; radiator covers; washer; radiator covers; washer; radiator covers; radiator cov	ings and fixtures, including such of bathroom fixtures; all window and of tures; all landscaping, disposal, TV controls; all permanently range and oven; ☐ microwave; ☐ vindow air conditioner; ☐ central air ate; ☐ all existing window treatmer	the following as are loor shades, blinds, antenna, rotor and attached carpeting. kitchen refrigerator; conditioning; gas its; ceiling fan(s);	
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 on or before (date). BUYER shall have the right to terminate this secondary offer on or before (date). BUYER shall deposit earnest money within four (4) days of becoming the primary offer. PRICE BUYER shall pay the sum of	SECONDARY OFFER This is 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	Per Lease agreement			
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 \$\frac{\text{PRICE}}{2}\text{BUYER}\$ shall pay the sum of \$\frac{\text{PRICE}}{2}\text{BUYER}\$ shall pay the sum of \$\frac{\text{BUYER}}{2}\text{BUYER}\$ \$\frac{\text{BUYER}}{2}\text{BUYER}	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. 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 Per Lender Requirements Balance per lender CONVENTIONAL, FHA, VA, MOTHER Loan Per lender, Seller to Credit buyer \$3,000	NOT included:	· iti i i i i i i i i i i i i i i i i i	***************************************	
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 \$\frac{\text{PRICE}}{\text{BUYER}}\$ BUYER shall pay the sum of \$\frac{\text{BUYER}}{\text{Sinder}}\$ \$\frac{\text{BUYER}}{\text{Sinder}}\$ \$\frac{\text{BUYER}}{\text{Sinder}}\$ \$\frac{\text{BUYER}}{\text{Sinder}}\$ \$\frac{\text{BUYER}}{\text{Sinder}}\$ \$\frac{\text{BUYER}}{\text{Sinder}}\$ \$\frac{\text{Sinder}}{\text{Sinder}}\$ \$\frac{\text{Sinder}}{\text	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 Search to be deposited in a non-interest bearing trust account and credited against purchase price. 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 Sellent Requirements Mortgage loan to be obtained by BUYER Sellent to Credit buyer \$3,000				
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 Service Per Lender Requirements DIA Mortgage loan to be obtained by BUYER Balance per lender □ CONVENTIONAL, □ FHA, □ VA, ☒ OTHER Loan Per lender, Seller to Credit buyer \$3,000	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 Mortgage loan to be obtained by BUYER Balance per lender CONVENTIONAL, □ FHA, □ VA, ☒ OTHER Loan Per lender, Seller to Credit buyer \$3,000	The state of the s	in four (4) days of becoming the prir	nary offer	
formation of a binding AGREEMENT, as defined below on lines 231-238. Cash to be deposited in escrow Mortgage loan to be obtained by BUYER Balance per lender D1A D9/23. CONVENTIONAL, D FHA, D VA, M OTHER Loan Per lender, Seller to Credit buyer \$3,000	formation of a binding AGREEMENT, as defined below on lines 231-238. Cash to be deposited in escrow Mortgage loan to be obtained by BUYER Balance per lender CONVENTIONAL, FHA, VA, OTHER Loan Per lender, Seller to Credit buyer \$3,000	Payable as follows: Earnest money paid to Broker will be deposited in a non-interest bearing trust account and credited against	**************************************	BBL DLKA	09/23/2
below on lines 231-238. Cash to be deposited in escrow Mortgage loan to be obtained by BUYER Balance per lender Balance per lender O9/23.	below on lines 231-238. Cash to be deposited in escrow Mortgage loan to be obtained by BUYER Balance per lender CONVENTIONAL, FHA, VA, OTHER Loan Per lender, Seller to Credit buyer \$3,000	Payable as follows: Earnest money paid to Broker will be deposited in a non- interest bearing trust account and credited against purchase price. Check to be deposited immediately upon the formation of a binding AGREEMENT, as defined	**************************************	BBL DLKA	09/23/2
Mortgage loan to be obtained by BUYER Balance per lender OP 123. DIA DIA DIA OP 123. DIA OP 123. DIA OP 123. DIA OP 123. OP 123. DIA OP 123.	Mortgage loan to be obtained by BUYER Balance per lender CONVENTIONAL, FHA, VA, OTHER Loan Per lender, Seller to Credit buyer \$3,000	Payable as follows: Earnest money paid to Broker will be deposited in a non- interest bearing trust account and credited against purchase price. □ 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	**************************************	BBL DLKA	09/23/2
□ CONVENTIONAL, □ FHA, □ VA, ☒ OTHER Loan Per lender, Seller to Credit buyer \$3,000	CONVENTIONAL, I FHA, I VA, MOTHER Loan Per lender, Seller to Credit buyer \$3,000	Payable as follows: Earnest money paid to Broker will be deposited in a non- interest bearing trust account and credited against purchase price. \$ ☐ 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.	**************************************	BBL DLKA	09/23/2
	towards down a contact by the second	Payable as follows: Earnest money paid to Broker will be deposited in a non- interest bearing trust account and credited against purchase price. \$ ☐ 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 \$ ■	0.00 Per Lender Requirements	BBL DLKA	
tawarda dawanaymantand alaajna aaat Duusutsussissi DOC uulsutsustasissi EUA loon	TOWARDS GOWDDAVIDED AND CIOSING COSE BLIVER TO REVIEW PLIS DRIOR TO CIOSING FITA IDAIL ADDI-	Payable as follows: Earnest money paid to Broker will be deposited in a non- interest bearing trust account and credited against purchase price. \$ ☐ 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 \$ Mortgage loan to be obtained by BUYER \$	0.00 Per Lender Requirements Balance per lender	BBL DLKA	
I 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 Nortgage loan to be obtained by BUYER I CONVENTIONAL, □ FHA, □ VA, ☒ OTHER Loan Per lender, Seller to Credit buyer \$3,000	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 **Per Lender Requirements** **DIA** **DIA** **THA loop** **T	PRICE BUYER shall pay the sum of \$	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	DIVA	
	towards downsorm and closing cost D DOO	Payable as follows: Earnest money paid to Broker will be deposited in a non- interest bearing trust account and credited against purchase price. \$ ☐ 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.	**************************************	BBL DLKA	
	towards downpayment and closing cost. Buyer to review POS prior to closing FHA loan.	Payable as follows: Earnest money paid to Broker will be deposited in a non- interest bearing trust account and credited against purchase price. \$ ☐ 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 \$ ■	0.00 Per Lender Requirements	BBL DLKA	DlA
FINANCING BUYER shall make a written application for the above mortgage loan within		Payable as follows: Earnest money paid to Broker will be deposited in a non-interest bearing trust account and credited against purchase price. 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 Mortgage loan to be obtained by BUYER CONVENTIONAL, FHA, VA, VA OTHER Loan Petowards downpayment and closing cost. Buyer financing BUYER shall make a written application for after acceptance and shall obtain a commitment for that despite BUYER's good faith efforts, that commitment has and void. Upon signing of a mutual release by SELLER and to the BUYER without any further liability of either party to the state of the surface of the s	Per Lender Requirements Balance per lender er lender, Seller to Credit beer to review POS prior to clo the above mortgage loan within _ loan on or about	uyer \$3,000 sing FHA loan. 10 days If, EMENT shall be returned ts.	Dl A 09/23 BBL