



PURCHASE AGREEMENT
OFFER, RECEIPT AND ACCEPTANCE

BUYER The undersigned Bosworth 1 LLC offers to buy the

PROPERTY located at 1323 w. 93rd st.

City Cleveland, Ohio, Zip 44102

Permanent Parcel No. 001-07-062, 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:

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 \$ 67,000.00

Payable as follows: Earnest money paid to Broker will be deposited in a non-interest bearing trust account and credited against purchase price. \$ 1000.00

[X] 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 \$ 66,000.00

Mortgage loan to be obtained by BUYER \$

[] CONVENTIONAL, [] FHA, [] VA, [X] OTHER CASH Seller to provide copy of lease prior to closing and Security deposit and rent proation

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.

244 Bosworth 1 LLC --->
245 (BUYER) (ADDRESS AND ZIP CODE)

246 ---> 9/21/2021
247 (BUYER) (PHONE NO.) (DATE)

248 **DEPOSIT RECEIPT** Receipt is hereby acknowledged, of \$ 1000.00 check note, earnest money,
249 subject to terms of the above offer.

250 By: Christopher Kaylor Office: REALTY TRUST SERVICES Phone: 3308401073

251 **ACCEPTANCE** SELLER accepts the above offer and irrevocably instructs the escrow agent to pay from
252 SELLER's escrow funds a commission of PEr MLS percent (3 %)
253 of the purchase price to REALTY TRUST SERVICES (Broker)
254 29550 Detroit Road Suite 102 Westlake OH 44145 (Address)
255 and PER LISTING percent () of the
256 purchase price to PER LISTING (Broker)
257 (Address)
258 as the sole procuring agents in this transaction.

259 zalman mizel 16 Tel Aviv Israel 6820020
260 (SELLER) (ADDRESS AND ZIP CODE)

261 14221 Glenside LLC 972546342804
262 (PRINT SELLER'S NAME) (PHONE NO.) (DATE)

263
264 (SELLER) (ADDRESS AND ZIP CODE)

265
266 (PRINT SELLER'S NAME) (PHONE NO.) (DATE)

267 The following information is provided solely for the Multiple Listing Services' use and will be completed by the
268 Brokers or their agents and is not part of the terms of the Purchase AGREEMENT.

Multiple Listing Information	
270 Mike Azzam	2014004734
271 (Listing agent name)	(Listing agent license #)
272 RE/Max Haven Realty	2486
273 (Listing broker name)	(Listing broker office #)
274 Christopher Kaylor	2011003065
275 (Selling agent name)	(Selling agent license #)
276 Realty Trust Services	9165
277 (Selling broker name)	(Selling broker office #)