

**ADDENDUM: A** \_\_\_\_\_

This is an Addendum to the Purchase Agreement dated 09/12/2022

for the purchase and sale of the Property known as:

(Street Address) 2351 E 39th St,

(City) Cleveland, Ohio (Zip Code) 44115

between Zhitao Kuang, Zhibin Kuang, and Wuque He (Buyer) and

David Newman (Seller).

The following is hereby mutually agreed upon by said Buyer(s) and Seller(s):

The seller agrees to escrow \$1,000 at closing with American Patriot Title unless the buyer confirms that all personal property has been removed from the property prior to closing. The escrow deposit will be released to the seller once the buyer confirms that all personal property has been removed from the property.

*Zhitao Kuang*  
BUYER  
dotloop verified  
09/12/22 5:45 PM EDT  
B66N-Q3YJ-6USH-HWP0  
DATE

*David Newman*  
SELLER  
dotloop verified  
09/12/22 1:42 PM MDT  
JSCF-SXM9-UODQ-UYNL  
DATE

*Zhibin Kuang*  
BUYER  
dotloop verified  
09/12/22 12:16 PM  
PDT  
IUDJ-SRNB-90L1-ETTU  
DATE

SELLER  
DATE

*Wuque He*  
BUYER  
dotloop verified  
09/12/22 4:56 PM EDT  
8ICY-DBJF-OWGE-XF8V  
DATE

## AMENDMENT TO RESIDENTIAL PURCHASE AGREEMENT AND REMOVAL OF INSPECTION CONTINGENCIES

1 This is an Amendment to the Residential Purchase Agreement dated: 09/12/2022  
2 for the purchase and sale of the property know as:

3 (Street Address ) 2351 E 39th St

4 (City) Cleveland, Ohio, (Zip Code) 44115

5 between Zhitao Kuang, Zhibin Kuang, and Wuque He (Buyer)

6 and David Newman (Seller).

7 The following changes and/or additions are hereby mutually agreed upon by the Buyer(s) and  
8 Seller(s):

9 **FINANCING:** Buyer(s) loan commitment to be obtained on or about:  
10 \_\_\_\_\_ (date)

11 **CLOSING:** Funds and Documents to be placed in escrow on or before:  
12 \_\_\_\_\_ (date) and title shall be transferred on or

13 about \_\_\_\_\_.

14 **POSSESSION:** Seller(s) shall deliver possession to Buyer(s) on  
15 \_\_\_\_\_ (date)  AM  PM provided the  
16 title has transferred.

17 **INSPECTION CONTINGENCIES:**

- |                                   |   |   |
|-----------------------------------|---|---|
| 18 1. General Home Inspection     | <input checked="" type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 19 2. Septic System Inspection    | <input type="checkbox"/> Removed            | <input type="checkbox"/> Removed subject to conditions listed below |
| 20 3. Water Potability Inspection | <input type="checkbox"/> Removed            | <input type="checkbox"/> Removed subject to conditions listed below |
| 21 4. Well Flow Rate              | <input type="checkbox"/> Removed            | <input type="checkbox"/> Removed subject to conditions listed below |
| 22 5. Radon                       | <input type="checkbox"/> Removed            | <input type="checkbox"/> Removed subject to conditions listed below |
| 23 6. Pest/Wood Destroying Insect | <input type="checkbox"/> Removed            | <input type="checkbox"/> Removed subject to conditions listed below |
| 24 7. Lead Based Paint Inspection | <input type="checkbox"/> Removed            | <input type="checkbox"/> Removed subject to conditions listed below |
| 25 8. Mold                        | <input type="checkbox"/> Removed            | <input type="checkbox"/> Removed subject to conditions listed below |
| 26 9. Other _____                 | <input type="checkbox"/> Removed            | <input type="checkbox"/> Removed subject to conditions listed below |
| 27 10. _____                      | <input type="checkbox"/> Removed            | <input type="checkbox"/> Removed subject to conditions listed below |

28 **CONDITIONS:** \_\_\_\_\_  
29 \_\_\_\_\_  
30 \_\_\_\_\_  
31 \_\_\_\_\_  
32 \_\_\_\_\_

33 ALL OTHER TERMS AND CONDITIONS OF THE RESIDENTIAL PURCHASE AGREEMENT TO  
34 REMAIN IN FULL FORCE AND EFFECT.

35 Zhitao Kuang dotloop verified 09/12/22 5:46 PM EDT  
36 BUYER DATE WSPD-4J4-TXER-E1HK

David Newman dotloop verified 09/12/22 2:33 PM MDT  
SELLER DATE ZFUJ-EWAS-80T4-NVXP

37 Zhibin Kuang dotloop verified 09/12/22 12:15 PM PDT  
38 BUYER DATE KOQE-690C-8T16-0UJQ

SELLER DATE

Wuque He dotloop verified 09/12/22 7:28 PM EDT  
N3K1-6DYQ-LEVY-29NF