

Property Address: 2360 REID AVENUE, LORAIN, 44052-4856

95 instruct the escrow agent to send a copy of their fully signed, Buyers and Sellers, Closing Disclosures and/or  
96 Settlement Statements, if applicable, to their respective Broker(s) listed on this Agreement promptly after closing,  
97 which Brokers may disburse to other parties to the transaction.

98 **HOME WARRANTY:** Buyer acknowledges that Limited Home Warranty Insurance Policies are available and that  
99 such policies have deductibles, may not cover pre-existing defects in the property, and have items excluded from  
100 coverage. Broker may receive a fee from the home warranty provider. Buyer  does  does not elect to secure a  
101 Limited Home Warranty Plan issued by \_\_\_\_\_ . The cost of \$ 0  
102 shall be paid by  Buyer  Seller through escrow.

103 **INSPECTION:** This agreement shall be subject to the following inspection(s) by a qualified inspector of  
104 Buyer's choice within the specified number of days from acceptance of binding agreement. Buyer assumes  
105 sole responsibility to select and retain a qualified inspector for each requested inspection and releases  
106 Broker of any and all liability regarding the selection or retention of the inspector(s). If Buyer does not elect  
107 inspections, Buyer acknowledges that Buyer is acting against the advice of Buyer's agent and Broker. Buyer  
108 understands that all real property and improvements may contain defects and conditions that are not readily  
109 apparent and which may affect a property's use or value. Buyer and Seller agree that the Broker(s) and their  
110 agent(s) do not guarantee and in no way assume responsibility for the property's condition. Buyer acknowledges  
111 that it is Buyer's own duty to exercise reasonable care to inspect and make diligent inquiry of the Seller or  
112 Buyer's inspectors regarding the condition and systems of the property.

113 **Inspections required by any state, county, local government or FHA/VA do not necessarily eliminate the**  
114 **need for the inspections listed below.**

115 **Waiver:** A.S.T. K.E.S. (initials) Buyer elects to waive each professional inspection to which Buyer has not indicated  
116 "yes". Any failure by Buyer to perform any inspection indicated "yes" herein is a waiver of such inspection and  
117 shall be deemed absolute acceptance of the property by Buyer in its "as is" condition.

Choice		Inspections	Expense	
Yes	No		BUYER	SELLER
<input type="checkbox"/>	<input checked="" type="checkbox"/>	GENERAL HOME _____ days from acceptance of Agreement	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	SEPTIC SYSTEM _____ days from acceptance of Agreement	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	WELL WATER ..... days from acceptance of Agreement ( <input type="checkbox"/> flow, <input type="checkbox"/> potability)	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	RADON ..... days from acceptance of Agreement	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	MOLD ..... days from acceptance of Agreement	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PEST/ WOOD DESTROYING INSECTS _____ days from acceptance of Agreement	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	OTHER ..... days from acceptance of Agreement	<input type="checkbox"/>	<input type="checkbox"/>
		(list other inspections) _____		

129  
130 Within three (3) days after completion of the last inspection, Buyer shall elect one of the following:  
131 a. Remove the inspection contingency and accept the property in its "as is" present physical condition. If the  
132 property is accepted in its "as is" present physical condition, Buyer agrees to sign an *Amendment to the*  
133 *Residential Purchase Agreement* removing the inspection contingency and this agreement will proceed in  
134 full force and effect; **OR**  
135 b. Accept the property subject to Seller agreeing to have specific items that were identified in a written  
136 inspection report, if requested, repaired by a qualified contractor in a professional manner at Seller's  
137 expense. If the property is accepted subject to the Seller repairing specific defects, Buyer agrees to provide  
138 Seller with a copy of all inspection reports, if requested, and sign an *Amendment to the Residential*  
139 *Purchase Agreement* removing the inspection contingency and identifying the defects which are to be  
140 repaired. Seller and Buyer have five (5) days from Seller's receipt of the written list of defects and the  
141 inspection report(s), if requested, to agree in writing which defects, if any, will be corrected at Seller's  
142 expense. If a written agreement is not signed by Seller and Buyer within those five (5) days, this agreement  
143 is null and void and Seller and Buyer agree to sign a *mutual release*, with the earnest money being returned

Page 3 of 6 A.S.T. K.E.S. 10/24/22 BUYER'S INITIALS AND DATE  
RESIDENTIAL PURCHASE AGREEMENT  
NEOHREX - Amended: March 2017  
PJK 10/24/2022  
SELLER'S INITIALS AND DATE