



**AMENDMENT TO OFFER TO PURCHASE
AND REMOVAL OF CONTINGENCY**



This is an Amendment to the Offer to Purchase Real Estate and acceptance ("Agreement") between **Alexia Arrowood, John Arrowood** (BUYER) and **Bruce Hollingsworth, Kristina Hollingsworth** (SELLER) for the property located at **3295 Oser Rd Norton 44203**, Ohio, with contract dated **December 10, 2022**. The parties hereby agree as follows:

1. **FINANCING CONTINGENCIES:** The following financing contingencies are hereby removed:

- a. First Mortgage Loan Commitment
- b. Other: _____

2. **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 checked="" type="checkbox"/> Removed subject to the conditions below. |
| c. Well Water Flow Rate: | <input type="checkbox"/> Removed | <input checked="" type="checkbox"/> Removed subject to the conditions below. |
| d. Well Water Bacteria Test: | <input type="checkbox"/> Removed | <input checked="" type="checkbox"/> Removed subject to the conditions below. |
| e. Other Well Water Tests: | <input type="checkbox"/> Removed | <input checked="" type="checkbox"/> Removed subject to the conditions below. |
| f. Termite/Pest Inspection: | <input checked="" 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): **Sellers to credit buyers an additional 1500.00 towards buyers prepaids, points and closing costs at time of close. Closing cost credit now to be 4500.00 to buyer. Well and septic inspections removed subject to buyers review and approval within 2 days of receiving reports.**

3. **OTHER CONTINGENCIES:** The following other contingencies are also hereby removed:

- _____
- _____

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


 _____ 12/17/2022
 SELLER **Bruce Hollingsworth** DATE


 _____ 12/17/2022
 SELLER **Kristina Hollingsworth** DATE


 _____ 12/16/2022
 BUYER **Alexia Arrowood** DATE


 _____ 12/16/2022
 BUYER **John Arrowood** DATE