

STANDARD PURCHASE AGREEMENT

Parties: The undersigned Greenpointe management, LLC and/or assigns "Purchaser" offers to purchase from Richard Stddden "Seller" the following described property in its present condition: A multi family home located at 17118 Broadway Ave Maple Hts Oh 44137

All items now on the property including appliances, window treatments and fixtures are included in the purchase price.

Sale Price: 94,000.00 (Ninety four thousand dollars even)

\$95,344.00 X RS

Title and Escrow services to be placed with Mount Morris Title Owner's Policy in the amount of purchase price.

Closing Costs: shall be split in accordance with Northeastern Ohio Real Estate Closing practices

Taxes: Prorated

Rents: Prorated

Security Deposits: Forwarded

Utilites: Water/ Sewer to be paid by seller at closing

Title. Seller shall furnish a general warranty deed which conveys marketable title, free and clear of all encumbrances whatsoever, except (a) any mortgage assumed by purchaser; (b) any restrictions, reservations or easements of record; (c) encroachments which do not materially and adversely affect the use or value of the property. Title work and escrow work to be executed by Mount Morris Title 2401 Brookpark Rd. Cleveland Oh. 44134. 216-661-2240

Closing Date. This Agreement shall close in 90 business days

Repairs. As Is

Once agreement is signed, buyer is given full access to property to plan, show potential partners, contractors, etc...

Contingent to Clear Title and final approval by buyer, Point of sale approval by buyer. Release of land contract from 2017. (buyer willing to work on finding vendee)

SELLER: *Richard Stddden* *4/1/22*

BUYER: *Rob Gillespie*
Rob Gillespie, Managing Member 330-635-9717

DATE: 4/01/22

Invoice 0431012022

To: Green Pointe Management LLC,

Payable to Joseph Martin for assignment fee/ finders fee on the purchase of property:

- 784-11-002
- FERTAL INVESTMENT PROPERTIES, LLC
- 17118 BROADWAY AVE
- MAPLE HEIGHTS, OH. 44137

~~\$5,000.00~~

Amount ~~\$6,000.00~~ to be paid out at closing from title company.

~~JM~~

Joseph Martin

216-424-8199



X ~~Joseph Martin~~
4/1/2022