



AMENDMENT TO PURCHASE AGREEMENT AND REMOVAL OF CONCURRENCY / CONTINGENCIES

1 This is an Amendment to the Purchase AGREEMENT dated (Acceptance), 1/3/2023
2 for the purchase and sale of the property known as (street address)
3 11702 Saywell Cleveland Ohio 44108

4 between Sean Terrill and Sylvia Chan (BUYER)
5 and Ben Holding LLC (SELLER).

6 The following changes and/or additions are hereby mutually agreed upon by the BUYER(S)
7 and the SELLER(S):

8 FINANCING: BUYER(S) loan commitment to be obtained on or about
9 CLOSING: Funds and Documents to be placed in escrow on or before March 7, 2023

10 and title shall be transferred on or about at a later date per le

11 POSSESSION: Sellers shall deliver possession to BUYER(S) on

12 AM PM provided the title has transferred.

13 HOUSE SALE CONCURRENCY: Removed subject to the financing conditions listed in the
14 purchase AGREEMENT.

15 HOUSE SALE CONTINGENCY: Removed subject to obtaining the necessary mortgage
16 financing, as stated on the purchase AGREEMENT
17 including the use of an equity line or bridge loan in an
18 amount necessary to purchase the property.

19 INSPECTION CONTINGENCIES:

20 1. General Home Inspection Removed Removed subject to conditions listed below.

21 2. Septic System Inspection Removed Removed subject to conditions listed below.

22 3. Water Potability Inspection Removed Removed subject to conditions listed below.

23 4. Well Flow Rate Removed Removed subject to conditions listed below.

24 5. Radon Removed Removed subject to conditions listed below.

25 6. Other(s) Terms listed below. Removed Removed subject to conditions listed below.

26 Closing date to be extended Removed Removed subject to conditions listed below.

27 to March 7, 2023. Owner agrees Removed Removed subject to conditions listed below.

28 to owner financed terms below. Removed Removed subject to conditions listed below.

29 7. Pest/Wood Destroying Insect Removed Removed subject to conditions listed below.

30 8. Lead Based Paint Inspection Removed Removed subject to conditions listed below.

31 CONDITIONS: Buyer to put \$10K down and seller to do proportions with title company for rents,

32 security deposits, taxes, water and sewer bill. Buyer to pay 30 year mortgage payment of \$750 per month until title is

33 clear then balance on original purchase prices minus payments completed.

34 Buyer to take over management of property, utilities, taxes, rent collection, management and etc.

35 ALL OTHER TERMS AND CONDITIONS OF THE PURCHASE AGREEMENT TO REMAIN IN
36 FULL FORCE AND EFFECT.

37 Sean Terrill Sylvia Chan 03/01/2023

Sylvia Chan

03/01/2023

38 BUYER Sean Terrill and Sylvia Chan DATE

BUYER DATE

39 SELLER Ben Holding LLC DATE

SELLER DATE