



**PURCHASE AGREEMENT
OFFER, RECEIPT AND ACCEPTANCE**



1 **BUYER:** JESSICA NICHOLS & JOPHONTA VELEZ offers to buy the
 2 **PROPERTY:** located at 2951 CAROLINE
 3 City LOZAN, Ohio, Zip 44055 Permanent Parcel No(s) 03-00-098-106-016

4 The property, which BUYER has examined and accepts in its "AS IS" PRESENT PHYSICAL CONDITION except for
 5 normal wear and tear, shall include the land, all appurtenant rights, privileges and easements, and all buildings and
 6 fixtures, including such of the following as are now on the property: all landscaping, electrical, heating, plumbing and
 7 bathroom fixtures, ceiling fans; central air conditioning systems; all window and door shades, blinds, awnings, screens,
 8 storm windows, curtain rods and drapery hardware; garbage disposal, TV antenna, rotor and control unit; radiator covers,
 9 smoke detectors, garage door opener(s) and All controls; all attached wall-to-wall carpeting. The following selected
 10 items shall also remain: satellite dish; countertop range; range; wall oven;
 11 microwave; kitchen refrigerator; second refrigerator; dishwasher; washer; dryer; window air
 12 conditioner(s); through the wall air conditioners; gas grill; fireplace tools; screen, glass doors and
 13 grate; all existing window treatments; ceiling fan(s); wood burner stove inserts; gas logs; and
 14 water softener (do not check if leased); humidifier; dehumidifier; security system; freezer;
 15 indoor grill; mailbox and invisible fence, transmitter, collar(s).

16 Additional Items to be included: _____
 17 _____

18 Items Excluded: _____
 19 _____

20 **SECONDARY OFFER:** This is is not a secondary offer. This secondary offer, if applicable, shall become a
 21 primary contract upon BUYER'S receipt of a signed copy of the release of the primary contract on or before
 22 _____ (Date). BUYER shall have the right to terminate this secondary offer at any time prior
 23 to BUYER'S receipt of said copy of the release of the primary contract by delivering written notice to the
 24 SELLER or the SELLER'S agent. Upon receipt of the release of the primary contract, BUYER shall deposit earnest money
 25 within four (4) days and BUYER and SELLER agree to sign an addendum listing the date for loan application, loan
 26 approval, deposit of funds and documents, title transfer and possession.

27 **PRICE:** BUYER shall pay the sum of \$ 65,000 \$65,000 PPD 06/20/17 1:44PM EDT
 28 Payable as follows:

29 **Earnest money** in the form of a check, paid to/deposited with (check one)
 30 Listing Broker Buyers' Broker or _____ IN 06/20/17 2:16PM EDT

31 and credited against the purchase price \$ 500 IN 06/20/17 3:03PM EDT

32 The check shall be deposited immediately upon acceptance
 33 of a binding Agreement as defined below on lines 262-271

34 **Additional Funds** to be deposited in escrow \$ 350

35 BUYER will will not (check one) meet down payment requirement
 36 in cash without regard to the sale and/or closing of any other real property

37 **Mortgage** loan to be obtained by BUYER \$ BALANCE PPD 07/13/17 07/13/17 07/13/17
 38 CONVENTIONAL, FHA, VA OTHER SELLER TO CONTRIBUTE \$3000 TOWARDS
 39 BUYERS PREPAIDS, P.T.S, & CLOSING COSTS \$1,950 \$2,025 PPD 06/20/17 06/20/17 06/20/17

40 **FINANCING:** This transaction is conditioned upon BUYER obtaining a commitment for a first mortgage loan (the "Loan") from
 41 Howard Hanna Mortgage Services or such other lending institution chosen by BUYER in the amount set forth above, or in
 42 a lesser amount acceptable to BUYER. BUYER agrees to apply in writing for the Loan and order the appraisal within
 43 7 days after the date of acceptance, to cooperate fully with the lender's requests for information and to use good faith efforts
 44 to obtain the Loan and shall obtain a commitment for the Loan on or before 6/15/17. If, despite
 45 BUYER'S good faith efforts, a loan commitment has not been obtained, then this Agreement shall be null and void. Upon signing
 46 of a mutual release by SELLER and BUYER, the earnest money deposit shall be returned to the BUYER without any further
 47 liability of either party to the other or to the Brokers and their agents. If this is a secondary offer, BUYER shall not be

Purchase Agreement 10/15/15

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JFD

PPD 06/20/17
SELLERS' INITIALS AND DATE

IN 06/20/17 11:17 AM EDT
BUYERS' INITIALS AND DATE

Form # 056-1