

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:** JST. KZS (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	
			BUYER	SELLER
118 Yes No				
119 <input type="checkbox"/> <input checked="" type="checkbox"/>	GENERAL HOME	_____ days from acceptance of Agreement	<input type="checkbox"/>	<input type="checkbox"/>
120 <input type="checkbox"/> <input checked="" type="checkbox"/>	SEPTIC SYSTEM	_____ days from acceptance of Agreement	<input type="checkbox"/>	<input type="checkbox"/>
121 <input type="checkbox"/> <input checked="" type="checkbox"/>	WELL WATER	_____ days from acceptance of Agreement	<input type="checkbox"/>	<input type="checkbox"/>
122 <input type="checkbox"/> <input checked="" type="checkbox"/>	(<input type="checkbox"/> flow, <input type="checkbox"/> potability)			
123 <input type="checkbox"/> <input checked="" type="checkbox"/>	RADON	_____ days from acceptance of Agreement	<input type="checkbox"/>	<input type="checkbox"/>
124 <input type="checkbox"/> <input checked="" type="checkbox"/>	MOLD	_____ days from acceptance of Agreement	<input type="checkbox"/>	<input type="checkbox"/>
125 <input type="checkbox"/> <input checked="" type="checkbox"/>	PEST/ WOOD DESTROYING INSECTS	_____ days from acceptance of Agreement	<input type="checkbox"/>	<input type="checkbox"/>
126 <input type="checkbox"/> <input checked="" type="checkbox"/>	OTHER	_____ days from acceptance of Agreement	<input type="checkbox"/>	<input type="checkbox"/>
127 <input type="checkbox"/> <input checked="" type="checkbox"/>	(list other inspections)	_____		

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

Page 3 of 6 JST. KZS 10/24/22
BUYER'S INITIALS AND DATE RESIDENTIAL PURCHASE AGREEMENT SELLER'S INITIALS AND DATE
NEOHREX - Amended: March 2017