



# Realty Trust Services



## AMENDMENT TO PURCHASE AGREEMENT AND REMOVAL OF CONCURRENCY / CONTINGENCIES

1 This is an Amendment to the Purchase AGREEMENT dated (Acceptance), 1/17/2023.  
2 for the purchase and sale of the property known as (street address)  
3 1319-1321 Fillmore Cir, Lorain, OH 44052

4 between Joshua Jason Jacob & Karen Lynn Jacob (BUYER)  
5 and The Luxury Parlor Properties 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 \_\_\_\_\_

10 and title shall be transferred on or about \_\_\_\_\_.

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) \_\_\_\_\_  Removed  Removed subject to conditions listed below.

26 See below  Removed  Removed subject to conditions listed below.

27 \_\_\_\_\_  Removed  Removed subject to conditions listed below.

28 \_\_\_\_\_  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 agrees to remove Green Pointe Managment from listed seller

32 And do name change adjustment to seller named on county records as:

33 The Luxury Parlor Properties LLC . Buyer's agent waves commission to complete

34 Transaction.

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

37 Joshua Jason Jacob & Karen Lynn Jacob

38 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

39 The Luxury Parlor Properties LLC

40 SELLER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_