



Realty Trust Services



AMENDMENT TO PURCHASE AGREEMENT AND REMOVAL OF CONCURRENCY / CONTINGENCIES

1 This is an Amendment to the Purchase AGREEMENT dated (Acceptance), 12/27/2022
2 for the purchase and sale of the property known as (street address)
3 5036 E. 93rd St. Garfield Heights Ohio 44125

4 between Nicholas D. Lepinski (BUYER)
5 and Eleanor Scobee (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 Home Inspection and POS Removed Removed subject to conditions listed below.

27 Review. Terms listed below 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:** Due to City Requirements and General home inspections, house condition buyer

32 requesting credit of \$5,000.00 on the settlement from seller based on items above.

33 _____
34 _____

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

37 Nicholas Lepinski 01/05/2023

38 BUYER Nicholas D. Lepinski DATE

BUYER DATE

39 Eleanor Scobee dotloop verified 01/06/23 4:10 PM EST
BOVW-DJUD-VT79-H2RW

40 SELLER Eleanor Scobee DATE

SELLER DATE

