



Realty Trust Services



AMENDMENT TO PURCHASE AGREEMENT AND REMOVAL OF CONCURRENCY / CONTINGENCIES

1 This is an Amendment to the Purchase AGREEMENT dated (Acceptance), 12/23/22.
2 for the purchase and sale of the property known as (street address)
3 1076 Argonne Rd, South Euclid, OH 44121

4 between The Rose Marie Orantia Rose Living Trust (BUYER)
5 and Jonathan Fan (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:

32 Seller and buyer agree to reduce purchase price to \$90,000.00

33 Seller to provide Tenant Contact info. at Closing

34 All Other terms stay same.

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

37 The Rose Marie Orantia Rose Living Trust

38 BUYER DATE

39 Jonathan Fan

40 SELLER DATE

Rosemarie Rose

12/30/2022

dotloop verified
12/30/22 3:15 PM PST
SZWY-OYUJ-JHU7-SBTB

SELLER DATE