



Realty Trust Services



AMENDMENT TO PURCHASE AGREEMENT AND REMOVAL OF CONCURRENCY / CONTINGENCIES

This is an Amendment to the Purchase AGREEMENT dated (Acceptance), 12/7/2020 for the purchase and sale of the property known as (street address) 5036 E. 93rd St. Garfield Heights, Oh 44125

between Nicholas D. Lepinski (BUYER) and Eleanor Scobee (SELLER).

The following changes and/or additions are hereby mutually agreed upon by the BUYER(S) and the SELLER(S):

FINANCING: BUYER(S) loan commitment to be obtained on or about

CLOSING: Funds and Documents to be placed in escrow on or before and title shall be transferred on or about

POSSESSION: Sellers shall deliver possession to BUYER(S) on AM PM provided the title has transferred.

HOUSE SALE CONCURRENCY: Removed subject to the financing conditions listed in the purchase AGREEMENT.

HOUSE SALE CONTINGENCY: Removed subject to obtaining the necessary mortgage financing, as stated on the purchase AGREEMENT including the use of an equity line or bridge loan in an amount necessary to purchase the property.

INSPECTION CONTINGENCIES:

- 1. General Home Inspection
2. Septic System Inspection
3. Water Potability Inspection
4. Well Flow Rate
5. Radon
6. Other(s) Terms below
7. Pest/Wood Destroying Insect
8. Lead Based Paint Inspection

CONDITIONS: Buyer and seller agree to the following changes and additional to the contract.

Title Moved to Miller Title and Seller to remain in the home for 30 days after closing approx. Feb 17,2023.

With \$1,500. of Proceeds to be held in escrow until seller vacates on or before Feb. 17th.

Seller to maintaine all utilites until they vacate in broom sweep condition. Buyer to have access to repair roof after closing.

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

Signature and date lines for Buyer (Nicholas Lepinski) and Seller.