



AMENDMENT TO PURCHASE AGREEMENT AND REMOVAL OF CONCURRENCY / CONTINGENCIES

1 This is an Amendment to the Purchase AGREEMENT dated (Acceptance), 12/23/2022.
2 for the purchase and sale of the property known as (street address)
3 1076 Argonne Rd. South Euclid, Ohio 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) Subject to items [] Removed [4] Removed subject to conditions listed below.

26 Listed 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: Due to Home inspection that can be shared with listing agent and seller upon request.

32 Buyer is looking for price reduction or credit of \$15,000. due to deferred maintenance issues.

33 Seller to provide rent roll for last 6 months showing tenant payments. Copy of lease.

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

37 Rosemarie Rose 12/29/2022

38 BUYER The Rose Marie Orantia Rose Living Trust DATE

BUYER XXXXXX Living Trust DATE

39

40 SELLER Jonathan Fan DATE

SELLER DATE