

SHORT SALE ADDENDUM

This is an addendum to the Purchase Agreement signed by:

(Buyer) _____ on (date) _____

(Seller) R. & R. 1 LLC on (date) _____

for the purchase of the property located at 1050 HOLMDEN AVE CLEVELAND, OH. 44109

In the event of any conflicts between the Purchase Agreement and this Addendum, the terms of this Addendum shall prevail.

Buyer/Seller understands the listed price of the above property may not represent an amount sufficient to satisfy all outstanding mortgage(s) and/or lien(s) on the Property. An offer to purchase for the full listed price with no contingencies will still be "subject to the approval and acceptance of all secured lien holders".

Buyer understands the Seller may choose to continue the marketing of the Property for sale after accepting Buyer's offer until all secured lien holders have approved of Buyer's offer and all other contingencies have been removed.

Buyer/Seller understands that the amount of time necessary to negotiate a reduction in payoff amounts from each secured lien holder is unknown, that the closing and title transfer dates stated in the offer to purchase may require an extension of time and that the closing and title transfer may never occur. Buyer/Seller agrees to defend and indemnify Russell Real Estate Services, its agents, employees, officers, shareholders, successors and assigns from any and all demands, claims, actions, causes of action and liability of any kind resulting, directly or indirectly, from Seller's inability to sell property and/or deliver clear title to Buyer.

Seller is informed that a short sale may have credit or legal consequences and may result in taxable income to Seller. Seller is advised to seek advice from an attorney, certified public accountant or other expert regarding such potential consequences of a short-sale. If the property you are selling qualifies as your personal residence you will need to file Tax Form 982.

Buyer understands that the property is offered for sale in "as is" condition and Buyer assumes full responsibility for any defects in property and/or structure. Seller will make no repairs to the Property.

This offer is contingent upon the Sellers Obtaining in writing any and all releases to the Sellers satisfaction from all lenders and lien holders.

Buyer _____ Date _____

Buyer _____ Date _____

Buyers Agent _____ Date _____

Seller R. & R. 1 LLC Date _____

Seller Sharita Roberts Date 8/22/2022

Sellers Agent Christopher Kaylor Date 8/22/2022