

**AMENDMENT TO RESIDENTIAL REAL ESTATE PURCHASE CONTRACT (CONTRACT)
REMOVAL OF CONTINGENCIES**

This is an Amendment to the Contract between _____ (Buyer) and _____
_____ (Seller) for the property located at _____, Ohio,
with Contract dated _____. The parties hereby agree as follows:

1. INSPECTION CONTINGENCIES for the Contract are hereby addressed as follows:

<u>All</u>	☐ Removed	☐ Removed subject to conditions below
OR		
General Home Inspection	☐ Removed	☐ Removed subject to conditions below
Chimney/Fireplace	☐ Removed	☐ Removed subject to conditions below
Interior Gas Line	☐ Removed	☐ Removed subject to conditions below
Lead-Based Paint	☐ Removed	☐ Removed subject to conditions below
Mold	☐ Removed	☐ Removed subject to conditions below
Radon	☐ Removed	☐ Removed subject to conditions below
Septic System	☐ Removed	☐ Removed subject to conditions below
Structural	☐ Removed	☐ Removed subject to conditions below
Water Well	☐ Removed	☐ Removed subject to conditions below
<u>Wood Destroying Insects/ Other Pests</u>	☐ Removed	☐ Removed subject to conditions below
<u>Other: _____</u>	☐ Removed	☐ Removed subject to conditions below
<u>Other: _____</u>	☐ Removed	☐ Removed subject to conditions below

Condition(s) (Attach additional page if necessary):

2. OTHER CONTINGENCIES: The following other contingencies are also hereby removed:

All other terms and conditions of the Contract shall remain in full force and effect.

Buyer Date

Seller Date

Buyer Date

Seller Date

WALKTHROUGH AND REVIEW OF REPAIRS Walk Through Conducted _____ (Date).

(Initial the appropriate section)

_____/_____ Buyer waives the right to Walk Through the Property as provided in the Contract and hereby accepts the Property in its AS IS condition, including any repairs made at Buyer's request.

_____/_____ Buyer has completed Buyer's Walk Through of the Property and accepts the Property's condition, including any repairs requested by Buyer, which are deemed completed, accepted, and satisfied.

_____/_____ Buyer has completed Buyer's Walk Through of the Property and hereby removes buyer's Walk Through contingency subject to and conditioned upon the terms set forth in Addendum _____.

All other terms and conditions of the Contract shall remain in full force and effect.