





Counteroffer: \_\_\_\_\_



### 3. ACCEPTANCE OR REJECTION:

- ☐ Buyer **accepts** this Counteroffer as written.
- ☐ Buyer **rejects** this Counteroffer.
- ☐ Buyer **counters** this offer with modifications (attached).

\_\_\_\_\_  
Buyer 1 / Date

\_\_\_\_\_  
Seller 1 / Date

\_\_\_\_\_  
Buyer 2 / Date

\_\_\_\_\_  
Seller 2 / Date

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# Purchase Agreement



## I. PARTIES & PROPERTY:

Seller(s): \_\_\_\_\_

Buyer(s): \_\_\_\_\_

Property Address: \_\_\_\_\_

## 2. PURCHASE PRICE & EARNEST MONEY:

Purchase Price: \$\_\_\_\_\_

Seller Concessions (if any): \$\_\_\_\_\_ or \_\_\_\_\_%

Earnest Money Deposit: \$\_\_\_\_\_

Earnest Money to be held by: \_\_\_\_\_

Earnest Money shall be deposited within \_\_\_\_\_ business days of the Effective Date. If Buyer defaults, earnest money shall be disposed of in accordance with applicable Ohio law and mutual agreement of both parties.

## 3. FINANCING & CONTINGENCIES:

Buyer intends to purchase the Property by:

- ☐ Cash
- ☐ New Mortgage Loan (type: \_\_\_\_\_)
- ☐ Seller Financing (terms attached as addendum)
- ☐

Other:

\_\_\_\_\_

This Agreement is contingent upon:

- ☐ Buyer obtaining financing approval within \_\_\_\_\_ days.
- ☐ Property Appraising at or above Purchase Price.
- ☐ Inspection Period of \_\_\_\_\_ days, during which Buyer may conduct inspections.
- ☐ The sale and closing of the Buyer's home at: \_\_\_\_\_



# Purchase Agreement



## 4. CLOSING & POSSESSION:

Closing shall occur on or before \_\_\_\_\_.

Possession shall be given:

- ☐ At closing
- ☐ On \_\_\_\_\_, at \_\_\_\_\_ AM/PM
- ☐ Other: \_\_\_\_\_

## 5. DISCLOSURES & COMPLIANCE:

Seller acknowledges providing Buyer with the Ohio Residential Property Disclosure Form unless exempt. Buyer acknowledges receipt of said form.

Lead-Based Paint Disclosure Required?

- ☐ Yes (if built prior to 1978, Seller must provide disclosure)
- ☐ No (if built in 1978 or after. No disclosure required)

## 6. ADDITIONAL TERMS:

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## 7. DEFAULT & REMEDIES:

In the event of default by either party, the non-defaulting party shall be entitled to pursue any legal remedies available, including specific performance or termination of this Agreement with



# Purchase Agreement



retention or return of earnest money, as applicable.

## 8. ENTIRE AGREEMENT:

This Agreement, along with any attached addenda, represents the entire agreement between the parties and supersedes any prior negotiations, representations, or agreements. Amendments must be in writing and signed by both parties.

## 9. SIGNATURES & EXECUTION:

By signing below, Buyer and Seller agree to the terms outlined in this Agreement.

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Buyer 1 / Date

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Seller 1 / Date

---

Buyer 2 / Date

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Seller 2 / Date

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# Post-Inspection Addendum



This Post-Inspection Agreement is entered into on \_\_\_\_\_, by and between:

## I. PROPERTY & PARTIES:

**Seller(s):** \_\_\_\_\_

**Buyer(s):** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

## 2. BUYER REQUESTS:

Buyer has completed the property inspection and requests the following actions:

☐ **As-Is Acceptance:** Buyer elects to proceed with the purchase **as-is** and **removes the inspection contingency** from the contract.

☐ **Repairs:** Buyer requests the Seller to complete the following repairs prior to closing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ **Credit Request:** Buyer requests a credit at closing in the amount of \$ \_\_\_\_\_

☐ **Contract Termination:** Buyer elects to **cancel the contract** with the return of their earnest money deposit.

## 3. SELLER RESPONSE:

☐ **Seller Agrees to Repairs:** The following repairs will be completed prior to closing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ **Seller Offers Credit** in the amount of \$ \_\_\_\_\_ at closing in lieu of repairs.

☐ **Seller Declines Buyer's Requests** and offers to proceed with the current contract terms.

☐ **Seller Acknowledges Contract Termination** and agrees to release the Buyer from the contract, including the return of earnest money as required.



## Post-Inspection Addendum



### 4. FINAL AGREEMENT:

Buyer and Seller acknowledge and agree to the terms outlined above. This Agreement, once signed, becomes an addendum to the Purchase Agreement and shall be binding upon both parties.

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Buyer 1 / Date

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Seller 1 / Date

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Buyer 2 / Date

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Seller 2 / Date

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# Final Walkthrough Addendum



This acknowledgment pertains to the final walkthrough conducted on \_\_\_\_\_

## I. PROPERTY & PARTIES:

**Seller(s):** \_\_\_\_\_

**Buyer(s):** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

## 2. WALKTHROUGH DETAILS:

- ☐ Buyer waives the final walkthrough and accepts the property
- ☐ Buyer conducted the final walkthrough and finds the property in an acceptable condition.
- ☐ Buyer identifies the following issues and requests resolution prior to closing:

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# Final Walkthrough Addendum



### 3. ACCEPTANCE OF PROPERTY CONDITION:

Buyer acknowledges that, unless otherwise agreed upon in writing, the Seller is under no further obligation to make repairs or modifications beyond those already agreed upon in the Purchase Agreement or Post-Inspection Agreement.

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Buyer 1 / Date

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Seller 1 / Date

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Buyer 2 / Date

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Seller 2 / Date

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# Mutual Release Agreement



This Mutual Release Agreement is entered into on \_\_\_\_\_, by and between:

## I. PROPERTY & PARTIES:

**Seller(s):** \_\_\_\_\_

**Buyer(s):** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

## 2. REASON FOR RELEASE:

The parties mutually agree to terminate the Purchase Agreement for the following reason(s):

- ☐ Financing contingency was not satisfied
- ☐ Inspection contingency was not satisfied
- ☐ Failure to close by the agreed-upon date
- ☐ Mutual agreement to terminate
- ☐

Other:

## 3. EARNEST MONEY DISPOSITION:

Earnest Money Amount Held: \$ \_\_\_\_\_

Earnest Money Held By: \_\_\_\_\_

The parties agree that the earnest money shall be disbursed as follows:

- ☐ \$ \_\_\_\_\_ to Buyer
- ☐ \$ \_\_\_\_\_ to Seller

The escrow holder shall distribute the funds accordingly upon receipt of this signed agreement.

## 4. RELEASE OF LIABILITY:

Buyer and Seller hereby release each other, their agents, and any involved parties from any further claims, obligations, or liabilities arising from the terminated Purchase Agreement. No party shall have any further recourse against the other regarding this transaction.



# Mutual Release Agreement



## 5. SIGNATURES & EXECUTION:

By signing below, Buyer and Seller agree to the terms outlined in this Agreement.

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Buyer 1 / Date

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Seller 1 / Date

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Buyer 2 / Date

---

Seller 2 / Date

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## Addendum: \_\_\_\_\_



This Addendum is entered into on \_\_\_\_\_, by and between:

### I. PROPERTY & PARTIES:

**Seller(s):** \_\_\_\_\_

**Buyer(s):** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

2. **Amendments:** Buyer and Seller agree that the Agreement shall be amended as follows:

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**All other terms and conditions of the Agreement shall remain the same.**



## Addendum: \_\_\_\_\_



### 3. FINAL AGREEMENT:

Buyer and Seller acknowledge and agree to the terms outlined above. This Agreement, once signed, becomes an addendum to the Purchase Agreement and shall be binding upon both parties.

\_\_\_\_\_  
Buyer 1 / Date

\_\_\_\_\_  
Seller 1 / Date

\_\_\_\_\_  
Buyer 2 / Date

\_\_\_\_\_  
Seller 2 / Date

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