



4975 Turney Road  
Garfield Hts, Ohio 44125

**HOUSE SALE CONCURRENCY ADDENDUM**

1 This is an Addendum to the Residential Purchase Agreement dated:  
2 \_\_\_\_\_, \_\_\_\_\_, for the purchase and sale of the property known as:  
3 (Street Address) \_\_\_\_\_  
4 (City) \_\_\_\_\_, Ohio, (Zip Code) \_\_\_\_\_  
5 between \_\_\_\_\_ (Buyer)  
6 and \_\_\_\_\_ (Seller).

7 The following is mutually agreed upon by said Buyer and Seller:

8 **CONCURRENCY:** Both the above property and the Buyer's property at:  
9 (Street Address) \_\_\_\_\_  
10 (City) \_\_\_\_\_, Ohio (Zip Code) \_\_\_\_\_

11 shall be offered for sale concurrently from the acceptance of this Residential Purchase  
12 Agreement through \_\_\_\_\_ (Concurrency Period). If a fully signed  
13 sales contract for Buyer's property is obtained first, then this Residential Purchase Agreement  
14 shall be in full force and effect, upon notification to the Seller in writing, subject to the completion  
15 of the sale of the Buyer's property, provided, however, that the completion of the sale of Buyer's  
16 property shall not extend the date of closing set forth below without the written consent of Seller.  
17 If a fully signed sales contract for Seller's property is obtained first from another buyer, then this  
18 Residential Purchase Agreement shall be null and void. Upon notification that Seller has  
19 obtained a fully signed sales contract for Seller's property from another buyer or if with in the  
20 concurrency period a fully signed sales contract is not obtained by Buyer for Buyer's property,  
21 Seller and Buyer agree that the Residential Purchase Agreement shall be null and void and agree  
22 to immediately sign a Mutual Release authorizing the release of any earnest money on deposit to  
23 Buyer.

24 **EARNEST MONEY:** The earnest money described in the Residential Purchase Agreement shall  
25 be deposited in an escrow account to be credited against the purchase price upon the removal of  
26 the House Sale Concurrency Addendum within four (4) days after acceptance of a binding  
27 Residential Purchase Agreement on the Buyer's property.

28 **INSPECTIONS:** Buyer acknowledges that any and all inspection periods required in the  
29 Residential Purchase Agreement shall begin immediately upon acceptance of a binding  
30 Residential Purchase Agreement on the Buyer's property.

31 **FINANCING:** The application for a mortgage loan as described in the Residential Purchase  
32 Agreement shall be made within four (4) days after the removal of the Concurrency and a  
33 commitment for that loan shall be obtained within \_\_\_\_\_ days from that acceptance.

34 **CLOSING:** All funds and documents necessary for the completion of this transaction shall be  
35 placed in escrow with the lending institution or title company, on or before \_\_\_\_\_ days after the  
36 removal of the concurrency and title shall be transferred within \_\_\_\_\_ days thereafter.

37 All other provisions of the Residential Purchase Agreement shall be in full force and effect except  
38 where inconsistent with this Addendum.

39 \_\_\_\_\_  
40 BUYER DATE SELLER DATE

41 \_\_\_\_\_  
42 BUYER DATE SELLER DATE