



Wayne County Commissioners

ATTN: WCLRC
428 W. Liberty St.
Wooster, OH, 44691
330-287-5400

PURCHASE AGREEMENT

The undersigned Purchaser hereby agrees to purchase from Seller the following described premises:

Permanent Parcel Number _____, Address: _____
_____, Ohio.

1. Purchase Price. The purchase price for said property shall be the sum of \$_____, payable in full at the time of closing.

2. Conveyance and Title Evidence. Purchaser shall obtain at Purchaser's expense such title evidence as purchaser shall desire.

3. Possession. Seller shall deliver possession of said property to Purchaser at the time of closing and after receipt by Seller of the purchase proceeds.

4. Taxes. Taxes and assessments, both general and special, if any, accrued and unpaid at the time of closing shall be assumed and paid by the Purchaser.

5. Expenses. The expenses of this transaction shall be paid in the following manner:

- A. The cost of any evidence of title obtained by the Purchaser shall be paid by the Purchaser;
- B. The cost of preparing the deed shall be paid by Seller;
- C. The cost of any financing obtained by Purchaser shall be paid by Purchaser;
- D. The auditor's conveyance fee shall be paid by Seller;
- E. The cost of closing and escrow shall be paid by the Purchaser.
- F. The cost of recording shall be paid by the Purchaser.

6. Destruction. The liability for any loss or destruction to the premises shall pass to the Purchaser at the time of closing.

7. Condition of Premises. Purchaser acknowledges that Purchaser has had adequate opportunity to inspect the property to be purchased hereunder and is purchasing such property in its present condition "as is," without any warranty on the part of Seller, express or implied, regarding the condition of the property or its fitness for any particular use.

8. Closing. Closing shall take place within 30 days after the acceptance of this agreement and shall be conducted by and held at such place as the Purchaser shall choose.

9. Applicable Law. This agreement shall be construed under and in accordance with the laws of the State of Ohio.

10. Validity of Provisions. In case any one or more of the provisions contained in this

agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

11. Deed Instructions. Deed shall be made to _____, whose tax mailing address will be _____.

12. Residential Disclosure. The within transfer is exempt from the provisions of Section 5302.30 of the Ohio Revised Code relating to Residential Disclosure forms under Section 5302.30(B)(2)(k) since it is from a county land reutilization corporation formed under the provisions of Chapter 1724 of the Revised Code.

13. Lead Base Paint Disclosure. If the property is a residential dwelling built before 1978, Purchaser acknowledges that Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing and that Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. A copy of the pamphlet "Protect Your Family from Lead in Your Home" (#8861) is attached hereto.

14. Project Plan. Purchaser agrees to meet the terms of the project plan submitted to Seller by Purchaser with or prior to this agreement and to substantially comply with the terms and the timing set forth in said plan. This obligation shall not be merged with the deed, but shall continue until substantially completed.

In Witness Whereof, the undersigned Purchaser has executed this purchase agreement this ____ day of _____, 202__.

PURCHASER:

Acceptance by Seller

The undersigned Seller hereby accepts this purchase agreement this ____ day of _____, 202__.

SELLER:

Wayne County Land Reutilization Corp.

By: _____
Sue A. Smail, President