

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF OHIO

IN RE:)
)
 RAY A. MILLER, SR.)
 TAMMY L. MILLER)
)
 Debtors)
)
)

CASE NO. 18-41038-AIH
JUDGE ARTHUR I. HARRIS
CHAPTER 7

PURCHASE AGREEMENT

_____, Ohio _____, 2018

The undersigned, _____, hereinafter called the Purchaser, hereby offers and agrees to purchase from Seller, Andrew W. Suhar, Chapter 7 Trustee for Ray A. Miller, Sr. and Tammy L. Miller, Case No. 18-41038-AIH, the real property located at 3271 Solar, Warren, Trumbull County, Ohio, PPN 39-298720.

The Purchaser agrees to pay and the Seller agrees to sell said premises for the sum of \$ _____, which is due in full upon acceptance of the high bid/offer.

1. Purchaser(s) may obtain a title guaranty and/or title policy at their own expense.
2. This contract shall be closed and all obligations of the parties performed within thirty (30) days of acceptance hereof, subject to approval of the United States Bankruptcy Court; if applicable.
3. Seller shall deliver possession and occupancy of the property within ten (10) days after the filing of the deed of record.

4. In the event, for any reason other than a defect in title, the Purchaser(s) fail(s) to carry out the terms of this contract, the Purchaser(s) agree(s) that the deposit paid herewith shall be retained by the Seller and the retention by Seller of said sum shall not in any way prejudice the rights of the Seller in any action for damages or specific performance.

5. THE SALE OF THIS PROPERTY IS SUBJECT TO CONFIRMATION BY THE TRUSTEE AND/OR THE UNITED STATES BANKRUPTCY COURT.

6. RISK OF LOSS SHALL PASS IMMEDIATELY TO THE BUYER UPON SIGNING THIS AGREEMENT.

It is understood that the within contract contains all of the terms and conditions agreed upon between the parties, and, there are no outside conditions, representations, warranties, or agreements. Each party hereby acknowledges receipt of a copy of this contract. This contract shall be governed by the laws of the State of Ohio and time is of the essence in all provisions of this contract. Any amendment or modification hereof must be in writing and signed by all of the parties, **AND IS SUBJECT TO THE APPROVAL OF THE UNITED STATES BANKRUPTCY COURT.** All terms and conditions hereby shall survive the closing.

PURCHASER(S):

ADDRESS:

TELEPHONE:

ACCEPTANCE
(Subject to Court Approval)

_____, Ohio, _____, 20 _____. I hereby accept the above offer and agree to all of the terms thereof and further acknowledge the receipt of \$_____, as an earnest money deposit.

SELLER:

ADDRESS:

TELEPHONE:

Andrew W. Suhar,
CHAPTER 7 TRUSTEE

29 E. Front St., 2nd Floor
Youngstown, OH 44501-1497

(330) 744-9007