



CHATTEL ADDENDUM



To be used in conjunction with the Residential Real Estate Purchase Agreement approved by Northwest Ohio REALTORS®

This Addendum is made part of the Residential Real Estate Purchase Agreement ("Agreement"), between _____, as Seller, and _____ as Purchaser, for the real property located at _____ ("Property"). In the event of any conflict or ambiguity in the terms of the Agreement and this Addendum, the terms of this Addendum shall govern. Any terms not defined herein shall have the same meaning as set forth in the Agreement.

Contingent upon Closing as contemplated by the Agreement, and in consideration of \$ _____, *Must be \$1.00 or greater* (which sum shall be in addition to the Purchase Price set forth in the Agreement) Seller has agreed to sell to Purchaser and Purchaser has agreed to purchase from Seller certain personal property located at the Property as described on the Bill of Sale attached hereto (collectively, the "Chattel"). Seller shall deliver possession of the Chattel simultaneously with Seller's delivery of possession of the Property.

Purchaser acknowledges and agrees that the Chattel is conveyed AS IS, AND WHERE IS AND WITHOUT WARRANTY OF ANY KIND, WHETHER EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF TITLE, MERCHANTABILITY, CONDITION OR FITNESS FOR A PARTICULAR PURPOSE. PRIOR TO CLOSING OF THE AGREEMENT, PURCHASER SHALL HAVE INSPECTED THE CHATTEL AND UPON CLOSING OF THE AGREEMENT WILL ACCEPT THE ASSETS "AS IS," "WHERE IS," AND "WITH ALL FAULTS" AND IN THEIR PRESENT CONDITION AND STATE OF REPAIR.

_____ Seller Signature	_____ Date	_____ Purchaser Signature	_____ Date
_____ Seller Signature	_____ Date	_____ Purchaser Signature	_____ Date

BILL OF SALE
(TO BE SIGNED AT CLOSING)

The provisions of the above Addendum are incorporated herein by reference.

Seller does by these presents convey, assign, transfer, deliver, and confirm to Purchaser, its successors and assigns, to have and to hold forever, all of Seller's rights, title, and interest of every conceivable kind and character whatsoever in, to, or with respect to the following personal property located at the Property: _____

and/or such personal property listed on the attached Exhibit A, attached hereto and made a part hereof (collectively, "Chattel"). Purchaser does hereby accept the conveyance, transference, delivery, and confirmation by Seller to Purchaser of all of Seller's rights, title, and interest of every conceivable kind and character whatsoever in, to, or with respect to the Chattel.

This Bill of Sale and the covenants herein contained shall inure to the benefit of Purchaser, its successors, and assigns, and shall bind Seller, its successors, and assigns. This Bill of Sale shall be governed by and construed in accordance with the laws of the State of Ohio (including in respect of the statute of limitations or other limitations period applicable to any state law claim, controversy or dispute) that apply to agreements made and performed entirely within the State of Ohio, without regard to the conflicts of law provisions thereof or of any other jurisdiction.

_____ Seller Signature	_____ Date	_____ Purchaser Signature	_____ Date
_____ Seller Signature	_____ Date	_____ Purchaser Signature	_____ Date

