**Purchase and Sale Agreement**

This agreement is made this between Seller(s)

and Buyer(s) Seller agrees to sell and buyer agrees to buy the following described real property together with all

improvements and fixtures and the personal property described below:

Legal description:

The purchase price to be paid as follows:

1. **EARNEST MONEY to be deposited with a licensed title company or attorney (Peggy , First Title Services, LLC) within 48 hours of acceptance and ratification of offer.**
2. **The Buyer is purchasing the Property “as-is.” Therefore, the Parties hereby acknowledge and agree that Seller has, to the best of their knowledge and belief, informed Buyer of all known defects in the Property including any defects that could be discoverable through reasonable care and inspection.**
3. **PRORATIONS, IMPOUNDS & SECURITY DEPOSITS: Loan interest, property taxes, insurance, and rents shall be prorated as of the date of closing. All security deposits shall be transferred to buyer at closing. All impound accounts for taxes and insurance are included in the purchase price and shall be transferred to buyer at closing. Any shortage in these accounts shall be charged to seller at closing.**
4. **CLOSING DATE AND TRANSFER OF TITLE: This transaction shall close on or before 29th June, 2024. Closing will be held at Title one and Seller(s) agree to transfer marketable title free and clear of all encumbrances except those listed and pay any required state taxes or stamps required to record deed and mortgage. Seller agrees to furnish title insurance in the amount of the purchase price, showing no encumbrances or exceptions other than previously noted.**
5. **If Buyer discovers any further defects in the Property during its investigations and inspections, its sole recourse shall be either (1) to amend the purchase price (subject to Seller’s agreement) or (2) to withdraw its offer to purchase the Property and cancel this Agreement in its entirety.**
6. **DEFAULTS: If buyer defaults under this contract, any and all monies deposited by buyer(s) shall be retained by seller as full liquidated damages. If seller defaults, buyer may pursue all remedies allowed by law and seller agrees to be responsible for all costs incurred by buyer as a result of sellers default.**
7. **SUCCESSORS AND ASSIGNEES: The terms and conditions of this contract shall bind all successors, heirs, administrators, trustees, executors and assignees of the respective parties.**
8. **ACCESS: Seller will allow Buyer and/or his inspector’s complete access to the Property for a whole-property inspection, and any other inspections the Buyer deems necessary, all at the BUYER’S EXPENSE. Buyer will inspect title to the Property and Seller will satisfy any and all encumbrances. The Buyer’s obligation to close is contingent upon the results of these inspections being satisfactory to the Buyer and/or Partner’s Approval. Seller agrees that Buyer has access, during reasonable hours to view Property with others (including marketing purposes, off market, or Buyer’s choice), including but not limited to Buyer’s contractors, inspectors, associates, partners, lenders, etc.**
9. **ASSIGNABLE: This contract is assignable by the buyer.**
10. **INSPECTION:(a) Buyer shall have 14 days from Effective Date (“Inspection Period”) within which to have such inspections of the Property performed as Buyer shall desire and utilities service shall be made available by the Seller during the Inspection Period; (b) Buyer shall be responsible for prompt payment for such inspections and repair of damage to and restoration of the Property resulting from such inspections; and (c) if Buyer determines, in Buyer’s sole discretion, that the condition of the Property is not acceptable to Buyer, Buyer may cancel this Contract by delivering written notice of such election to Seller prior to the expiration of the Inspection Period. If Buyer timely cancels this Contract, the deposit(s) paid shall be immediately returned to Buyer; thereupon, Buyer and Seller shall be released of all further obligations under this Contract.**

**11. ADDITIONAL TERMS AND CONDITIONS**: Agreement should be fully executed and delivered by both parties on or before the end of

The undersigned have read the above information, understand it and verify that it is correct.

Party receiving services:  
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [ Buyer Seller]  
By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Mobile)

Party providing services:  
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Consultant  
By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Mobile)

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