

Standard Purchase & Sale Agreement

1. BUYER: _____ 4. DATE: _____
(Date of this Agreement)

2. SELLER: _____ 5. POSSESSION: _____
(projected)

3. PROPERTY: _____ 6. TITLE TRANSFER: _____
(projected)

7. CLOSING: _____
(actual)

8. DEED BOOK VOLUME _____ PAGE _____ (obtain from current owner's existing deed)

9. LOT/BLOCK _____ (obtain from current owner's existing deed.)

10. CONVEYANCE: Seller Agrees To Transfer _____ Title By _____

(Legal/Equitable) (General/Special/Limited/Quit Claim Deed)

11. PRICE: \$ _____

12. SUBJECT TO: \$ _____ (Subject To = Debts + Liens + Mortgages + Taxes) Buyer agrees to take title subject all existing encumbrances recorded against the Property at time of closing. The exact balance of all encumbrances to be determined as of the actual day of closing.

13. EQUITY: \$ _____ (Equity = Price - Subject To)

14. PAYABLE: \$ _____ Per _____ For _____
(Month/Quarter/Year)

15. FIRST PAYMENT: The first payment is due _____ days from the actual closing date.
(30 Minimum)

16. COLLATERAL: _____
shall be the sole security for the 14. Payable (above.)

17. FIRST RIGHT OF REFUSAL: The Payor of this note retains a first right of refusal in the event this note is ever offered for sale.

18. PREPAYMENT DISCOUNT: The Payor of this note may within _____ months from the first payment, prepay this note at a _____% discount. (12 mo/40%, 24 mo/30%, 36 mo/20%, 48 mo/10%)

19. ADVANCE PAYMENT DISCOUNT: The Payor of this note has the option to make advance payments (minimum of six months) and by doing so, these advance payments will be discounted by _____% and paid in lieu of the total sum of the actual installment payment due for that same period. (10%-15%)

20. EXTENDED PAYMENTS: The Payor of this reserves the right to miss _____ payments per _____ without penalty. Each missed payment shall be paid in succession after the last payment has been made and will extend the last payment accordingly.

21. INSPECTION: This offer is subject to the inspection and final approval of the property by the Buyer and/or the Buyers assigns prior to the actual closing date.

22. CONSIDERATION: \$_____ has been paid by the _____ to bind this Agreement. (\$1.00) (Seller/Buyer)

23. EXPIRATION: This offer will expire if not accepted prior to _____ AM/PM _____ 20 _____

24. NO COST TO SELLER: The Buyer will buy the property and handle the entire transaction at no cost to the seller.

25. ENTIRE AGREEMENT: This is the entire agreement between Buyer and Seller. No other agreements between Buyer and Seller are valid unless they are in writing and have been properly executed by all parties to this Agreement.

26. ADDITIONAL PROVISIONS : _____

_____ Buyer Date	_____ Witness Date
_____ Buyer Date	_____ Witness Date
_____ Seller Date	_____ Witness Date
_____ Seller Date	_____ Witness Date