THIS CONTRACT IS CONFIDENTIAL TO SELLER AND BUYER STATED ON THIS CONTRACT

STANDARD CONTRACT TO PURCHASE REAL ESTATE

This contract dated _______________, in which Buyer(s): ____________________, offers to purchase from Seller(s): ___________________**,** the following described real estate, together with all improvements thereon and all appurtenant rights, located at ____**.**

In consideration of the sum of **$**__________ as earnest money, Seller and Buyer agree:

1) The purchase price is to be **$**_________________**,** payable in cash at closing.
2) The conditions of this Purchase are as follows:
   a) Property is being sold in Cash, As-Is condition, with no warranties made by the Seller(s).
   b) If Buyer is unable to complete the purchase for any reason, other than reasons of higher costs of repairs than expected or items discovered during inspection that would necessitate renegotiating this contract, earnest money deposit shall be forfeited, and Buyer is released from any further obligation under this contract.
   c) If Seller(s) cannot provide clear title, Buyer will be released from any further obligation under this contract, if Buyer so chooses. Otherwise, Seller(s) promises to sell under this contract.
   d) Seller(s) shall provide Buyer a set of keys, if property is unoccupied, to allow for inspection, as necessary. If property is occupied, Seller(s) and/or Tenant(s), will make property accessible to show partners, lenders, inspectors, appraisers, and contractors prior to closing, as needed, with reasonable notice of upcoming entry to property.
   e) If Seller(s) and/or Tenant(s) does not allow proper inspection of the property, Buyer will be released from any further obligation under this contract.
   f) Buyer shall select closing agent.
   g) This purchase contract is assignable.
   h) This agreement is subject to the final inspection prior to closing and approval of the property by the Buyer, contractors, appraisers, lenders, and partners, as necessary.
   i) Taxes to be prorated, any previous year's taxes to be paid by Seller(s). All attorney closing fee's and customary closing costs shall be PAID BY BUYER.
   j) Seller(s) grants any extension needed to clear title or to complete closing documentation due to unforeseen circumstances, including, but not limited to, COVID19. Title to the above described real estate to be conveyed by Warranty Deed or other customary instrument of transfer, is to be free, clear, and unencumbered, including, but not limited to any county, city, and federal liens. All liens against the property shall be paid at closing by the Seller(s).
3) This offer, when accepted, comprises the entire agreement of Purchaser and Seller(s), and it is agreed that no other representations have been made.

Date:___________________

Seller: __________________________

Print: ___________________________

Date:___________________

Buyer: __________________________

Print: ___________________________