

Contract for Sale and Purchase

FLORIDA ASSOCIATION OF REALTORS AND THE FLORIDA BAR

*1 PARTIES: _____ (Seller),
2 of _____ (Phone) _____
*3 and _____ (Buyer),
4 of _____ (Phone) _____
5 hereby agree that Seller shall sell and Buyer shall buy the following described real property and personal property (collectively "Property") pursuant to the terms and conditions of
6 this Contract for Sale and Purchase and any riders and addenda (Contract):

7 I. DESCRIPTION:

8
9
10 (a) Legal description of the Real Property located in _____ - County, Florida: _____
*11 (b) Street address, city, zip, of the Property is: _____
*12 (c) Personal Property: _____
13
14

15 II. PURCHASE PRICE: \$

16 PAYMENT:

*17 (a) Deposit held in escrow by **Marlin Title** (Escrow Agent) in the amount \$
*18 (b) Additional escrow deposit to be made to Escrow Agent within _____ days after Effective Date (see paragraph III) in the amount of \$
19 (c) Subject to AND assumption of existing mortgage in good standing in favor of _____ \$
20 _____ having an approximate present principal balance of \$
*21 (d) New mortgage financing with lender (See Paragraph IV) in the amount of \$
*22 (e) Purchase money mortgage and note to Seller (see rider for terms) in the amount of \$
*23 (f) Other: \$
*24 (g) Balance to close by U.S. cash or LOCALLY DRAWN cashier's or official bank check(s), subject to adjustments or prorations \$

III. TIME FOR ACCEPTANCE OF OFFER; EFFECTIVE DATE; FACSIMILE: If this offer is not executed by and delivered to all parties OR FACT OF EXECUTION communicated in writing
25 between the parties on or before _____, the deposit(s) will, at Buyer's option, be returned and this offer withdrawn. For purposes of delivery or notice of
*26 execution, parties include Buyer and Seller or each of the respective brokers or attorneys. The date of Contract ("Effective Date") will be the date when the last one of the Buyer and
27 Seller has signed this offer. A facsimile copy of this Contract and any signatures hereon shall be considered for all purposes as an original.
28

29 IV. FINANCING:

30 (a) This is a cash transaction with no contingencies for financing;
*31 (b) This contract is conditioned on Buyer obtaining a written loan commitment within 14 days after Effective Date for (CHECK ONLY ONE): a fixed; an adjustable; or a
*32 fixed or adjustable rate loan in the principal amount of _____, at an initial interest rate not to exceed _____%, discount and origination fees not to exceed _____% of principal
*33 and for a term of _____ years. Buyer will make application within _____ days (5 days if left blank) after Effective Date and use reasonable diligence to obtain a loan commitment and,
34 thereafter, to satisfy terms and conditions of the commitment and close the loan. Buyer shall pay all loan expenses. If Buyer fails to obtain a commitment or fails to waive Buyer's
35 rights under this subparagraph within the time for obtaining a commitment or, after diligent effort,, fails to meet the terms and conditions of the commitment by the closing date,
*36 then either party thereafter, by written notice to the other, may cancel this Contract and Buyer shall be refunded the deposit(s); or
*37 (c) The existing mortgage, described in Paragraph II(c) above has: a variable interest rate; or a fixed interest rate of _____% per annum. At time of title transfer, some
*38 fixed interest rates are subject to increase; if increased, the rate shall not exceed _____% per annum. Seller shall furnish a statement from each mortgage stating the principal
*39 balance, method of payment, interest rate and status of mortgage or authorize Buyer or Closing Agent to obtain the same. If Buyer has agreed to assume a mortgage which requires
*40 approval of Buyer by the mortgage for assumption, then Buyer shall promptly obtain the necessary application and diligently complete and return it to the mortgage. Any mortgagee
*41 charge(s) not to exceed \$ _____ (1% of amount assumed if left blank), shall be paid by the Buyer. If Buyer is not accepted by mortgage or the requirements for
*42 assumption are not in accordance with the terms of this Contract or mortgage makes a charge in excess of the stated amount, Seller or Buyer may rescind this Contract by written
*43 notice to the other party unless either elects to pay the increase in interest rate or excess mortgage charges.

*44 V. TITLE EVIDENCE: At least 10 days before closing date (CHECK ONLY ONE): Seller shall, at Seller's expense, deliver to Buyer or Buyer's attorney; or Buyer shall at Buyer's
*45 expense obtain (CHECK ONLY ONE): abstract of title; or title insurance commitment (with legible copies of instruments listed as exceptions attached thereto) and, after
46 closing, an owner's policy of title insurance.

*47 VI. CLOSING DATE: This transaction shall be closed and the closing documents delivered on _____ unless modified by the provisions of this Contract.

48 VII. RESTRICTIONS; EASEMENTS; LIMITATIONS: Buyer shall take title subject to: comprehensive land use plans, zoning restrictions, prohibitions and other requirements imposed by
49 governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of
50 entry; public utility easements of record (easements are to be located contiguous to real property lines and not more than 10 feet in width as to the rear of front lines and 7 1/2 feet in
51 width as to the side lines, unless otherwise stated herein); taxes for year of closing and subsequent years; assumed mortgages and purchase money mortgages, if any (if additional
*52 items, see addendum); provided that there exists at closing no violation of the foregoing and none prevent use of the Property for _____ purpose(s)

53 **VIII. OCCUPANCY:** Seller warrants that there are no parties in occupancy other than the Seller; but if property is intended to be rented or occupied beyond closing, the fact and terms
54 thereof and the tenant(s) or occupants shall be disclosed pursuant to standard F. Seller shall deliver occupancy of Property to Buyer at time of closing unless otherwise stated herein.
55 If occupancy is to be delivered before closing. Buyer assumes all risks of loss to Property from date of occupancy, shall be responsible and liable for maintenance from that date, and
56 shall be deemed to have accepted Property in its existing condition as of time of taking occupancy unless otherwise stated herein.

57 **IX. TYPEWRITTEN OR HANDWRITTEN PROVISIONS:** Typewritten or handwritten provisions, riders and addenda shall control all printed provisions of this Contract in conflict with them.

58 **X. RIDERS:** (CHECK those riders which are applicable AND are attached to this contract):

- *59 COMPREHENSIVE RIDER HOMEOWNERS' ASSOC COASTAL CONSTRUCTION CONTROL LINE
*60 CONDOMINIUM "AS IS" INSULATION
*61 VA/FHA LEAD-BASED PAINT _____

*62 **XI. ASSIGNABILITY:** (CHECK ONLY ONE): Buyer may assign and thereby be released from any further liability under this contract; may assign but not be released from liability
*63 under this contract; or may not assign this Contract.

64 **XII. DISCLOSURES:**

- 65 (a) Radon is a naturally occurring radioactive gas that when accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Levels of radon that
66 exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding Radon or Radon testing may be obtained from your County Public Health unit.
67 (b) Buyer acknowledges receipt of the Florida Building Energy-Efficiency Rating System Brochure.
68 (c) If the real property includes pre-1978 residential housing then a lead-based paint rider is mandatory.
69 (d) If Seller is a "Foreign person" as defined by the Foreign Investment in Real Property Tax Act, the parties shall comply with that act.
70 (e) If Buyer will be obligated to be a member of a homeowners' association, BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE
71 HOMEOWNER'S ASSOCIATION DISCLOSURE.

72 **XIII. MAXIMUM REPAIR COSTS:** Seller shall not be responsible for payments in excess of:

- *73 (a) \$ _____ for treatment and repair under Standard D (if blank, then 2% of the Purchase Price).
*74 (b) \$ _____ for repair and replacement under Standard N (if blank, then 3% of the Purchase Price).

*75 **XIV. SPECIAL CLAUSES; ADDENDA:** If additional terms are to be provided, attach addendum and CHECK HERE

76 **XV. STANDARDS FOR REAL ESTATE TRANSACTIONS:** Standards A through W on the reverse side or attached are incorporated as a part of this contract.

77 **THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING.**
78 **THIS FORM HAS BEEN APPROVED BY THE FLORIDA ASSOCIATION OF REALTORS AND THE FLORIDA BAR**
79 *Approval does not constitute an opinion that any of the terms and conditions of this Contract should be accepted by the parties in a particular transaction. Terms and conditions*
80 *should be negotiated based upon the respective interests, objectives and bargaining positions of all interested persons.*
81 COPYRIGHT 1998 BY THE FLORIDA BAR AND THE FLORIDA ASSOCIATION OF REALTORS

*82 _____
83 (Buyer) (Date) (Seller) (Date)
*84 Social Security or Tax ID _____ Social Security or Tax ID _____
*85 _____
86 (Buyer) (Date) (Seller) (Date)
*87 Social Security or Tax ID _____ Social Security or Tax ID _____
*88 Deposit under Paragraph II(a) received; IF OTHER THAN CASH, THEN SUBJECT TO CLEARANCE. _____ (Escrow Agent)
89 BROKER'S FEE: The brokers named below, including listing and cooperating brokers, are the only brokers entitled to compensation in connection with this Contract:
*90 Name: _____ Name: _____
91 Cooperating Brokers, if any Listing Broker

RIDERS CAN BE OBTAINED FROM THE FLORIDA ASSOCIATION OF REALTORS OR THE FLORIDA BAR

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92 STANDARDS FOR ALL REAL ESTATE TRANSACTIONS

A. EVIDENCE OF TITLE: (1) An abstract of title prepared or brought current by a reputable and existing abstract firm (if not existing then certified as correct by an existing firm) purporting to be an accurate synopsis of the instruments affecting title to the real property recorded in the public records of the county wherein the real property is located through Effective Date. It shall commence with the earliest public records, or as such later date as may be customary in the county. Upon closing if this Contract, the abstract shall become the property of the Buyer, subject to the right of retention thereof by first mortgagee until fully paid. (2) A title insurance commitment issued by a Florida licensed title insurer agreeing to issue Buyer, upon recording of the deed to Buyer, an owner's policy of the title insurance in the amount of the purchase price, insuring Buyer's title to the real property, subject only to liens, encumbrances, exceptions or qualifications provided in this Contract and those to be discharged by Seller at or before closing. Seller shall convey marketable title subject only to liens, encumbrances, exceptions or qualifications provided in this Contract. Marketable title shall be determined according to applicable Title Standards adopted by authority of The Florida Bar and in accordance with the law. Too Buyer shall have 5 days from the date of receiving evidence of title to examine it. If title is found defective, Buyer shall have within said 5 days to notify Seller in writing specifying the defect(s). If defect(s) render the title unmarketable, Seller will have 30 days from receipt of notice to remove the defects, failing which Buyer shall, within five (5) days after expiration of the thirty (30) day period, deliver written notice to Seller either: (1) extending time to a reasonable period not to exceed 120 days within which Seller shall use diligent effort to remove the defects; or (2) requesting a refund of deposit(s) paid which shall be immediately returned to Buyer. If Buyer fails to so notify Seller, Buyer shall be deemed to have accepted the title as it then is. Seller shall, if title is found unmarketable, use diligent effort to correct defect(s) within the time provided therefore. If Seller is unable to timely correct the defects, Buyer shall either waive the defects, or receive a refund of deposit(s), thereby releasing Buyer and Seller from all further obligations under this Contract. If evidence of this title is delivered to Buyer less than 5 days prior to closing, Buyer may extend closing date so that Buyer shall have up to 5 days from date of receipt of evidence of title to examine same in accordance with this Standard.

B. PURCHASE MONEY MORTGAGE; SECURITY AGREEMENT TO SELLER: A purchase money mortgage and mortgage note to Seller shall provide for a 30-day grace period in the event of default if a first mortgage and a 15-day grace period if a second or lesser mortgage; shall provide for right of prepayment in whole or in part without penalty; shall permit acceleration in event of log transfer of the real property; shall require all prior liens and encumbrances to be kept in good standing and forbid modifications of or future advances under prior mortgage(s); shall require Buyer to maintain policies of insurance containing a standard mortgagee clause covering all improvements located on the real property against fire and all perils included within the term "extending covering endorsements" and such other risks and perils as Seller may reasonably require, in an amount equal to their highest insurable value; and the mortgage, note and security agreement shall be otherwise in form and content required by Seller; but Seller may only require clauses and coverage customarily found in mortgages, mortgage notes and security agreements generally utilized by savings and loan institutions or state or national banks located in the county wherein the real property is located. All personal property and leases being conveyed or assigned will, at Seller's option, be subjected to the lien of a security agreement evidenced by recorded financing statements. If a balloon mortgage, the final payment will exceed the periodic payments thereon.

C. Survey: Buyer, at Buyer's expense, within the time allowed to deliver evidence of title and to examine same, may have the real property surveyed and certified by a registered Florida surveyor. If the surveyor discloses encroachments on the real property or that improvements thereon encroach on setback lines, easements, lands of others or violate any restrictions, Contract covenants or applicable governmental regulation, the same shall constitute a title defect.

D. TERMITES/WOOD DESTROYING ORGANISMS: Buyer, at Buyer's expense, within the time allowed to deliver evidence of title, may have the property inspected by a Florida Certified Pest Control Operator ("Operator") to determine if there is any visible active termite infestation or visible damage from termite infestation, including fences. If either or both is found, Buyer shall have 4 days from date of written notice thereof within which to have cost of treatment, if required, estimated by the Operator and all damage inspected and estimated by a licensed builder or general contractor. Seller shall pay valid costs of treatment and repair of all damage up to the amount provided in paragraph XIII(a). If estimated costs exceed that amount, Buyer shall have the option of canceling this Contract within 5 days after receipt of contractor's repair estimate giving written notice to Seller or Buyer may elect to proceed with the transaction and receive a credit at closing on the amount provided in paragraph XIII(a). "Termites" shall be deemed to include all wood destroying organisms required to be reported under the Florida Pest Control Act, as amended.

E. INGRESS AND EGRESS: Seller warrants and represents that there is ingress and egress to the real property sufficient for its intended use as described in Paragraph VII hereof, title to which is in accordance with Standard A.

F. LEASES: Seller shall, not less than 15 days before closing, furnish to Buyer all written leases and estoppel letters from each tenant's occupancy, rental rates, advanced rent and security deposits made by tenant. If Seller is unable to obtain such letter from each tenant, the same information shall be furnished from Seller to Buyer within that time period in the form of a Seller's affidavit, and Buyer may thereafter contact tenant to confirm such information. Seller shall, at closing, deliver and assign all original leases to Buyer.

G. LIENS: Seller shall furnish to Buyer at time of closing an affidavit attesting to the absence, unless otherwise provided for herein, of any financing statement, claims of lien or potential lienors known to Seller and further attesting that there have been no improvements or repairs to the real property for 90 days immediately preceding date of closing. If the real property has been improved or repaired within that time, Seller shall deliver releases or waivers of construction liens executed by all general contractors, subcontractors, suppliers and material men in addition to Seller's lien affidavit setting forth the names of all such general contractors, subcontractors, suppliers and material men, further affirming that all charges for improvements or repairs which could serve as a basis for a construction lien or a claim for damages have been paid or will be paid at the closing of this Contract.

H. PLACE OF CLOSING: Closing shall be held in the county wherein the real property is located at the office of the attorney or other closing agent ("Closing Agent") designated by Seller.

I. TIME: In computing time periods less than six (6) days, Saturdays, Sundays and state or national holidays, shall be excluded. Any time periods provided for herein which shall end on a Saturday, Sunday or legal holiday shall extend to 5:00p.m. of the next business day. Time is of the essence in this Contract.

J. CLOSING DOCUMENTS: Seller shall furnish the deed, bill of sale, construction lien affidavit, owner's possession affidavit, assignments of leases, tenant and mortgagee estoppel letters and corrective instruments. Buyer shall furnish closing statement, mortgage, mortgage note, security agreement and financing statements.

K. EXPENSES: Documentary stamps on the deed and recording of corrective instruments shall be paid by Seller. Documentary stamps and intangible tax on the purchase money mortgage and any mortgage assumed, mortgagee title insurance commitment with related fees, and recording of purchase money mortgage to Seller, deed and financing statements shall be paid by Buyer. Unless otherwise provided by law or rider to this Contract, charges for the related title services, namely title or abstract charge, title examination, and settlement and closing fee, shall be paid by the party responsible for furnishing the title evidence in accordance with Paragraph V.

L. PRORATION; CREDITS: Taxes, assessments, rent, interest, insurance and other expenses of the Property shall be prorated through the day before closing. Buyer shall have the option of taking over the existing policies of insurance, if assumable, in which the event premiums shall be prorated. Cash at closing shall be increased or decreased as may be required by prorations to be made through day prior to closing, or occupancy, if occupancy occurs before closing. Advance rent and security deposits will be credited to Buyer. Escrow deposits held by mortgagee will be credited to Seller. Taxes shall be prorated based on the current year's tax with due allowance made for maximum allowable discount, homestead and other exemptions. If closing occurs at a date when the year's current millage is not fixed and current years assessment is available, taxes will be prorated based upon such assessment and prior years millage. If current year's assessment is not available, then taxes will be prorated on prior year's tax. If there are completed improvements on the real property by January 1st of the year of closing, which improvements were not existing on January 1st of prior year, then taxes shall be prorated based upon prior years millage and at an equitable assessment to be agreed upon by both parties; failing which, request shall be made to the County Property Appraiser for an informal assessment taking into account available exemptions. A tax proration based upon an estimate shall, at request of either party, be readjusted upon receipt of tax bill on condition that a statement to that effect is signed at closing.

M. SPECIAL ASSESSMENT LIENS: Certified, confirmed and ratified special assessment liens as of date of closing (not as of Effective Date) are to be paid by Seller. Pending liens, as of date of closing shall be assumed by Buyer. If the improvement has been substantially completed as of Effective Date, any pending lien shall be considered certified, confirmed or ratified and Seller shall, at closing, be charged an amount equal to the last estimate or assessment for the improvement by the public body.

N. INSPECTION, REPAIR AND MAINTENANCE: Seller warrants that the ceiling, roof (including the fascia and soffits) and exterior and interior wall, foundation, seawalls (or equivalent) and dockage do not have any Visible Evidence of leaks, water damage or structural damage and that the septic tank, pool, all appliances, mechanical items, heating, cooling, electrical, plumbing systems and machinery are in Working Condition. The foregoing warranty shall be limited to the items specified unless otherwise provided in an addendum. Buyer may, at Buyer's expense, have inspections by to those items within 20 days after the Effective Date, by a firm or individual specializing in home inspections and holding an occupational license for such purpose (if required) or by an appropriately licensed Florida contractor, and Buyer shall, prior to Buyer's occupancy but not more than 20 days after the Effective Date, report in writing to Seller such items that do not meet the above standards as to defects. Unless Buyer timely reports such defects, Buyer shall be deemed to have waived Settees warranties as to defects not reported. If repairs or replacements are required to comply with this Standard, Seller shall cause them to be made and shall pay up to the amount provided in Paragraph XIII(b). Seller is not required to make repairs or replacements of a Cosmetic Condition unless caused by a defect Seller is responsible to repair or replace. If the cost for such repair or replacement exceeds the amount provided in Paragraph XIII(b), Buyer or Seller may elect to pay such excess, failing which either party may cancel this Contract. If Seller is unable to correct the defects prior to closing, the cost thereof shall be paid into escrow at time of closing. Seller shall, upon reasonable notice, provide utilities service and access to the Property for inspections, including a walk-through prior to closing, to confirm that all items of personal property are on the real property and, subject to the foregoing, that all required repairs and replacements have been made and that the Property, including, but not limited to, lawn, shrubbery and pool, if any, has been maintained in the condition existing as of Effective Date, ordinary wear and tear excepted. For purposes of this Contract: (a) "Working Condition" means operating in the manner in which the item was designed to operate; (b) "Cosmetic Condition" means aesthetic imperfections that do not affect the working condition of the item, including, but not limited to: pitted marcite; missing or torn screens; fogged windows; tears, worn spots, or discoloration of floor coverings, wallpaper, or window treatments; nail holes, scratches, dents, scrapes, chips or caulking in ceilings, walls, flooring, fixtures, or mirrors; and minor cracks in floors, tiles, windows, driveways, sidewalks or pool decks; and (c) cracked roof tiles, curling or worn shingles, or limited roof life shall not be considered defects Seller must repair or replace, so long as there is no evidence of actual leaks or leakage or structural damage, but missing tiles will be Sellers responsibility to replace or repair.

O. RISK OF LOSS: If the property is damaged by fire or other casualty before closing and cost of restoration does not exceed 3% of the assessed valuation of the Property so damaged, cost of restoration shall be an obligation of Seller and closing shall proceed pursuant to the terms of this Contract with restoration costs escrowed at closing. If the cost of restoration exceeds 3% of the assessed valuation of the Property so damaged, Buyer shall have the option of either taking the Property as is, together with either the 3% or any insurance proceeds payable by virtue of such loss or damage, or of canceling this Contract and receiving return of the deposit(s).

P. PROCEEDS OF SALE; CLOSING PROCEDURE: The deed shall be recorded upon clearance of funds. If an abstract of title has been furnished, evidence of title shall be continued at Buyer's expense to show title in Buyer, without any encumbrances or change which would render Seller's title unmarketable from the date of the last evidence. All closing proceeds shall be held in escrow by Seller's attorney or other mutually acceptable escrow agent for a period of not more than 5 days after closing date. If Sellers title is rendered unmarketable, through no fault of the Buyer, Buyer shall, within the 5-day period, notify Seller in writing of the defect and the Seller shall have 30 days within the day of the receipt of such notification to cure the defect. If seller fails to timely cure the defect, all deposit(s) and closing funds shall, upon written demand of the Buyer and, simultaneously with such repayment, Buyer shall return the property, vacate the real property and reconvey the Property to the Seller by special warranty deed and bill of sale. If Buyer fails to make timely demand for refund, Buyer shall take title as is, waiving all rights against Seller as to any intervening defect except as may be available to Buyer by virtue of warranties contained in the deed or bill of sale. If a portion of the purchase price is to be derived from institutional financing or refinancing, requirements of the lending institution as to place, time and day as to procedures for closing, and for disbursement of mortgage proceeds shall control over any contrary provision in this Contract. Seller shall have the right to require from the lending institution a written commitment that will not withhold disbursement of mortgage proceeds as a result of any title defect attributable to Buyer-mortgager. The escrow and closing procedure required by this Standard shall be waived if the title agent insures adverse matters pursuant to Section 627.7841, F.S., as amended.

Q. ESCROW: Any escrow agent ("Agent") receiving funds or equivalent is authorized and agrees by acceptance of them to deposit them promptly, hold same in escrow and, subject to clearance, disburse them in accordance with terms and conditions of this Contract. Failure of funds to clear shall not excuse Buyer's performance. If in doubt as to Agent's duties or liabilities under the provisions of this Contract, Agent may, at Agent's option, continue to hold the subject matter of the escrow until the parties hereto agree to it's disbursement or until a judgment of a court of competent jurisdiction shall determine the rights of the parties, or Agent may deposit same with the clerk of the circuit court having jurisdiction of the dispute. Upon notifying all parties concerned of such action, all liability on the part of Agent shall fully terminate, except to the extent of accounting for any item previously delivered out of escrow. If a licensed real estate broker, Agent will comply with provisions of Chapter 475, FS., as amended. Any suit between Buyer and Seller wherein Agent is made party because of acting as Agent hereunder, or in any suit wherein agent interpleads the subject matter of the escrow, Agent shall recover reasonable Attorney's fees and costs incurred with these amounts to be paid from and out of the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party. The agent shall not be liable to any party or person for misdelivery to Buyer or Seller of items subject to the escrow, unless such misdelivery is due to willful breach of the provisions of this Contract or gross negligence of Agent.

R. ATTORNEY'S FEES; COSTS: In any litigation, including breach, enforcement or interpretation, arising out of this Contract, the prevailing party in such litigation, which, for purposes of this Standard, shall include Seller, Buyer and any brokers acting in agency or nonagency relationships authorized by Chapter 475, FS., as amended, shall be entitled to recover from the non-prevailing party reasonable attorney's fee, costs and expenses.

S. FAILURE OF PERFORMANCE: If Buyer fails to perform this Contract within the time specified, including payment of all deposits, the deposit(s) paid by Buyer and deposit(s) agreed to be paid, may be recovered and for the account of Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this Contract; or Seller, at Sellers option, may proceed in equity to enforce Sellers rights under this Contract. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, Buyer may seek specific performance or elect to receive the return of Buyer deposit(s) without thereby waiving any action for damages resulting from Sellers breach.

T. CONTRACT NOT RECORDABLE; PERSONS BOUND; NOTICE: Neither this contract nor any notice of it shall be recorded in any public records. This contract shall bind and inure to the benefit of the parties and their successors in interest. Whenever the context permits, singular shall include plural and one gender shall include all. Notice given by or to the attorney for any party shall be as effective as if given by or to that party.

U. CONVEYANCE: Seller shall convey title to the real property by statutory warranty, trustee's, personal representatives or guardian's deed, as appropriate to the status of Seller, subject only to matters contained in Paragraph VII and those otherwise accepted by Buyer. Personal property shall, at the request of the Buyer, be transferred by an absolute bill of sale with warranty of title, subject only to such matters as may be otherwise provided for herein.

V. OTHER AGREEMENTS: No prior or present agreements or representations shall be held binding upon Buyer or Seller unless included in this Contract. No modification or change in this 210 Contract shall be valid or binding upon the parties unless in writing and executed by the party or parties intended to be bound by it.

W. WARRANTY: Seller warrants that there are no fact known to Seller materially affecting the value of the Property which are not readily observable by Buyer or which have not been disclosed to Buyer.

Buyer () () and Seller () () acknowledge receipt of a copy of this page.