

AGREEMENT FOR SALE

THIS AGREEMENT is made this ____ day of _____, _____, by and between

OWNER ON TITLE HERE

_____, hereafter called Seller(s), and

Simple Sale LLC

and/or assigns, hereafter called Buyer.

- I. **DESCRIPTION OF THE PREMISES.** Seller(s) agrees to sell to Buyer the property located at: ADDRESS OF YOUR PROPERTY HERE

Description Written As Follows: Survey Description of the Property

Description is including any fixtures, window and floor coverings, built-in appliances, draperies including hardware, shades, blinds, window and door screens, awnings, outdoor plants, trees, and other permanently attached items now on premises.

- II. **PURCHASE PRICE.** The Seller agrees to convey property to Buyer for the sum of Agreed upon Price for the Property with earnest money in the amount of Money to be deposited at Title Company in case of Non-performance by Simple Sale LLC

III. **TERMS.** The following terms are applicable to this contract:

- 1) Closings costs, attorney fees, title fees and other miscellaneous costs are to be paid in the following fashion Simple Sale will pay ALL closing costs

- 2) Any taxes owed will be appropriately prorated between parties at closing.

- 3) Closing to be set as soon as possible for all parties, but no later than

Date we will close, and you receive cash without written addendum to this agreement.

- 4) Property sold "as is" with no warranties implied or stated from seller. << Simple Sale buys as-is

- 5) Earnest money to be held in escrow by buyer's closing attorney:

Title company that will handle the closing, including title search, lien search, payoffs, and dispersing cash.

- 6) Earnest money non-refundable to buyer unless title is non-conveyable or seller not available to close within time period of this contract. << The money put down in line II. is non-refundable unless the seller cannot close or title is unable to be cleared. If Simple Sale does not close, the seller will receive the earnest money.

- 7) This contract is contingent upon clear title and final inspection of the property by buyer or buyer's agent before closing.

- 8) Seller to provide buyer with permission to access property solely for purposes such as evaluation of repairs needed, appraisal of said property for securing financing, and professional advisement on resell of property. If property is vacant, Seller shall provide Buyer with a key to access property specifically for the reasons above.

- 9) Any furniture, fixtures, attachments, and debris located in and around property not removed within day of closing become ownership of buyer.

- 10) ADDITIONAL TERMS:

Add any items here that you want to be included in the agreement for sale. Common examples include additional time to move out.

BUYER: _____ DATE: _____

SELLER: _____ DATE: _____

SELLER: _____ DATE: _____

Taxes will be split based on time owned, for example if it is June 30 you will pay 6 months of Property taxes because you owned the property for 6 months of the year>>>

The contract is only valid if the title on the property is clear and the property is in the same condition on the closing day as the day that the contract was signed >>>

Simple Sale will >>> need access to the property for inspections, contractors, and investor partners.

<< Property left in the home or on the land is owned by Buyer on the day of closing.