## Offer & Acceptance for Real Property

The undersigned, herein referred to as the "Buyer", offers to purchase, subject to terms set forth herein,
the following real property, Parcel # 01-144271-03600 Nettleton Ave. Jonesboro AR
{Street} {City}
Legal Description: Lot 1 of Kiech's First Addition to the City of Jonesboro, (Formerly Town of
Nettleton), Arkansas
The "Buyer" will purchase said property for the sum of \$ 5,000.00 plus all closing costs
The "Buyer" herein tenders \$ as earnest money, to become part of the purchase price upon
acceptance. This sum shall be held by <u>n/a</u> . If offer is not accepted or if title requirements of the
owner(s) of said property, hereinafter referred to as the "Seller", are not fulfilled, it shall be promptly returned to
the "Buyer". If, after acceptance, "Buyer" fails to fulfill his/her/its obligations, the earnest money may become
liquidated damages, which fact shall not preclude "Seller" from asserting other legal rights which they may have
due to such a breach.
The "Buyer" shall pay the traditional buyers closing cost, the "Seller" shall pay the traditional sellers closing costs.
Conveyance shall be set forth to buyer through General Warranty Deed, however being subject to recorded
restrictions and easements, if any.
Residence to be purchased "as is".
Taxes and special assessments, due on or before the closing date shall be paid by "Seller". Current general taxes
and special assessments shall be pro-rated as of the date of closing based upon the last tax statement. Insurance,
interest and rental/lease payments shall be pro-rated as of the date of closing.
"Seller" assumes all risk of loss or damage to the property by fire, natural disaster or other casualty occurring up
to the time at which title is transferred.
"Seller" shall vacate the property and deliver possession to "Buyer" on day of closing unless otherwise set herein
under special conditions/contingencies.

"Buyer" shall have a reasonable amount of time to secure satisfactory financing if so desired.

Special Conditions					
Buyer shall cons months of closing.	solidate purchased lot (	Parcel # 01-144271-03600) with	5008 Nettleton Ave. within six		
		1, 60, 00 - 46 - 0	um By Barr DII		
Sign Seller	Date	Sign Buyer	Date Date		
		Wayne Hogan	Wm B Bary Fueld 03 Date Bary Rudd		
Print Seller		Print Buyer	2) WALL WOLD		
Sign Seller	Date	Sign Buyer	Date		
D C !!					
Print Seller		Print Buyer			
Seller Contact Information:		<b>Buyer Contact Inform</b>	Buyer Contact Information:		
Phone: <u>870-932-1052</u>			Phone: 870 - 931 - 9439		
Current Address: 300 S. Church St.		Current Address: P.O. Bx 23/4  Jonesboro AR. 72402-23/4			
onesboro, AR 72401		Josesboro AR.	72402-2314		
		An Allowis Sun	8 E. Retteton Jonesboro		
		Lender Information:			
		Loan Officer:			