

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 \$ 0 as earnest money, to become part of the purchase price upon acceptance. This sum shall be held by n/a. 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.

