

Dated this **16th** day of **June**, 2022.

BUYER NAMES (hereinafter "Buyer") and **Seller Name** and/or assigns (hereinafter "Seller") hereby enter into this contract for sale of property located at: **200 Indiana Ave., Milltown, IN 47145** with the following terms:

1. Purchase Price. The purchase price paid by Buyer will be in the amount of **\$99,900.00**, payable as follows (The balance will be financed by the Seller): Earnest money deposit (non-refundable) **\$500.00 contract not valid until earnest money is paid**

Down payment balance due at closing via wire **\$7,000.00**

2. Financing. Buyer's monthly payment is **\$1,024** for **192** months with an interest rate of **8.99%** per annum which includes property taxes, property insurance and HOA fees (if applicable). This is a contract for deed sale and Buyer shall deliver a cognovit promissory note in the amount of the financing.

3. Closing date and costs. The parties agree that the closing will take place on or before **June 17, 2022**. Buyer shall receive possession at closing and the property shall be free of all personal property. The closing documents will be prepared by Seller via a simplified closing and Buyer agrees to pay a closing fee not to exceed \$500. If Buyer elects to do a more complicated closing, Buyer shall bear the complete cost.

4. Fixtures. This sale shall include any and all fixtures to the property including window shades, blinds, screens, shutters, and electric fixtures. Buyer shall return the yard sign and lockbox after closing, if applicable.

5. Credit Approval. Seller's agreement to make the above described loan to Buyer is expressly conditional upon Seller's approval of Buyer's credit. Buyer agrees to provide Seller with a loan application within 24 hours of the execution of this contract. If Buyer's credit is not acceptable, Seller shall refund the earnest money to Buyer.

6. Other. This is an as-is sale with no warranties. Both parties agree that time is of the essence. There are no representations, or agreements of the parties that have not been incorporated into this agreement, which fully and completely expresses their respective obligations, and this Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this Agreement, made by the other or on his behalf. Both parties have had an opportunity to seek legal counsel to advise them in this transaction. This Agreement and all provisions hereof shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and permitted assigns. The above described loan is expressly conditional upon Seller's approval or Buyer's credit.

7. Liquidated Damages. If the Buyer shall default in the performance of his obligation under this Agreement, the amount of the deposit may, at the option of the Seller, become the property of the Seller as reasonable liquidated damages.

Signed on the date first written above.

PropDaddy.com LLC, Seller **William Eugene Pollock**, Buyer **Brittany Nicole Pollock**, Buyer