

CONTRACT FOR PURCHASE AND SALE

WESTGATE TOWN CENTER, a Time Share Resort
2770 Old Lake Wilson Road
Kissimmee, Florida 34747

SELLER/DEVELOPER
WESTGATE VACATION VILLAS, LLC
a Florida limited liability company
2801 Old Winter Garden Road
Ocoee, Florida 34761

Purchaser: Stevie M Hara



Address: 2613 W WASHINGTON ST
SOUTH BEND, IN 46619 USA

Home Telephone: 4046551201

Purchaser(s) agree(s) to purchase and Seller agrees to sell to Purchaser one (1) or more Westgate Timeshare interests in the Timeshare Accommodations known as **WESTGATE TOWN CENTER**, located at 2770 Old Lake Wilson Road, Kissimmee, Florida 34747, pursuant to the terms and conditions of this Contract for Purchase and Sale and the Time Sharing Plan, a copy of which is included with the Public Offering Statement that each Purchaser receives upon execution of a contract for Purchase and Sale, together with all improvements, easements, rights, privileges and appurtenances pertaining to said Time Share Interest as set forth in the Time Sharing Plan and all Exhibits thereto.

(2) 2 BEDROOM DELUXE LOCKOFFS

Number of Time Share Interests Purchased: 2

Assigned Unit(s) / Unit Week(s) / Year(s):

6100-63F / 15 / WHOLE, 6100-82F / 15 / WHOLE

Estimated Ad Valorem Tax Assessments, Even Years \$ 295.00

Estimated Maintenance Assessments: Even Years \$ 1,869.00

1. Purchase Price

Odd Years \$ 295.00
Odd Years \$ 1,869.00

2. Closing Charges

\$ 0.00

3. Exchange Membership Dues

\$ 109.00

4. Debt Waiver For Loss of Life* *SAJ*

Stevie M Hara

5. Debt Waiver For Involuntary Unemployment*

S N/A

6. Total (1+2+3+4+5)

\$ 64,200.38

7. Deposit Made this Date

\$ 6,100.00

8. Additional Deposit Due

\$ 0.00

9. Total Down Payment (7+8)

\$ 58,091.38

10. Amount Financed (6 minus 9)

\$ 4,091.38

*Additional information regarding Debt Waiver for Loss of Life and Debt Waiver for Involuntary Unemployment is available upon request. THIS AGREEMENT is subject to the terms and conditions set forth on the reverse side hereof of which by reference is made a part hereof.

The Developer has limited your resale rights. Any future purchaser (other than a transfer as the result of death, divorce or to an immediate family member) who buys your timeshare interest from you will have severely limited opportunity to reserve occupancy in this timeshare plan.

For the purpose of ad valorem assessment, taxation and special assessments, the managing entity will be considered the taxpayer as your agent pursuant to section 192.037, Florida statutes.

You may cancel this contract without any penalty or obligation within ten (10) calendar days after the date you sign this contract or the date on which you receive the last of all documents required to be given to you pursuant to section 721.07(6), Florida statutes, whichever is later.

If you decide to cancel this Contract, you must notify¹ the Developer in writing of your intent to cancel. Your notice of cancellation shall be effective upon the date sent and shall be sent to Westgate Vacation Villas, LLC, 2801 Old Winter Garden Road, Ocoee, Florida 34761. Any attempt to obtain a waiver of your cancellation rights is void and of no effect. While you may execute all closing documents in advance, the closing, as evidenced by delivery of the deed or other document, before expiration of your ten (10) day cancellation period, is prohibited.

DATE OF EXECUTION

(As to Purchaser) December 14, 2024

(As to Developer) December 14, 2024

J. Denzel Emerson

Signature on Behalf of Seller

Signature of Purchaser

68014099102-009 VT 41415

RICKIE WATCOTT PA 34310

MARIO A OSORIO PA 56217

DENISE EMERSON 27722

3:26 PM

¹"Notify," for purposes of Sections 721.06(1)(g) and 721.065(2)(c), Florida Statutes, shall mean that a written notice of cancellation is delivered, by any means which may include certified mail return receipt requested to the entity designated to receive the notice of cancellation in the statement required by Sections 721.06(1)(g) or 721.065(2)(c), Florida Statutes.