



PURCHASE & SALE AGREEMENT

This agreement (herein after referred to as "Agreement/Contract") is between asdfasdf and North Forest Financial, LLC and or assigns ("Buyer"), The Buyer and Seller, when metioned together may be referred to as Parties. Seller agrees to sell to Buyer the property known as adsf.

Which is legally described as : adsf ("Property").

The parties agree to the following terms and conditions:

EARNEST MONEY: Buyer will pay asdf asdf
as earnest money deposit, which shall be applied as a credit to the Sales Price at closing.

PURCHASE PRICE: Buyer will pay the purchase price of 6 ("Sales Price")

PROPERTY SOLD "AS-IS": The Buyer is purchasing the Property "As-Is." No repairs or improvements will be made to the Property by Seller prior to closing. However, this agreement is contingent upon a satisfactory inspection of the Property by the Buyer prior to closing date.

CLOSING TERMS AND CONDITIONS: Buyer will choose the closing agent/title company and Buyer will pay for all escrow fees for Buyer and Seller, including title insurance, however, this shall not include property taxes/assessments, mortgages, liens, legal fees for curing title, recording fees, HOA or other assessments, commissions to realtors or document preparation which will be the sole expense of the Seller. Buyer reserves the right to record a memorandum of this contract in the deed records of the county where the Property is located. Seller represents and warrants to the Buyer that they have the authority to bind and any additional persons, estates or entities that may be in title and are not listed as sellers herein to the terms of this contract. Title will be transferred by general warranty deed at closing. Seller agrees to provide clear title, free and clear of any lien or encumbrance. All taxes will be prorated and any back taxes and any HOA, Condo or other Assessments, Liens, Mortgages will be paid by Seller at or before closing. Possession shall be give at the closing, unless otherwise agreed in writing. Buyer may extend closing up to 15 days for legitimate reasons beyond personal control of the parties. Any extension of the closing will be transmitted by the Buyer to the Seller in writing. Seller shall be required to cooperate and provide any and all information requested by the title company in a timely manner in order to cure any title issues and/or obtain any payoffs or other information needed to close.

CLOSING DATE: The Closing Date of this Agreement shall be on or before 5:00 pm 2014-12-02

LEASES ON PROPERTY: If property is subject to a lease, Seller shall deliver to Buyer the signed lease(s) and or any security deposits. All rents due to the Seller shall be prorated on the settlement statement at the time of closing.

HOMEOWNERS ASSOCIATIONS AND OTHER ASSESSMENTS: Property X is is not subject to mandatory homeowners associations. If property is subject to owners association, Seller must notify Buyer. Seller is obligated to pay all assessments and all costs owed to or required by the owners association in order to order a resale certificate and/or close.

PERSONAL PROPERTY: Seller will remove all contents from Property prior to closing date.

ACCESS TO THE PROPERTY: Seller shall make the property accessible to Buyer, Buyer's partners, agents and contractors. Buyer may market the Property to potential investors, agents and renters. Buyer may place a lockbox on the property for access to property

BUYER'S DISCLOSURES: Chris Arnold, a principal in North Forest Financial, LLC is a licensed Real Estate Broker. Buyer and his employees are not representing any party and Buyer and Seller agree that each is acting in their best interest.

SELLER'S ACKNOWLEDGEMENT: Seller hereby acknowledges that all negotiations and deadlines with Buyer have been and are at arm's length and that no duress or undue influence has been exerted by Buyer over Seller or Seller's family in connection with agreement.

ATTORNEY FEES: If legal action is needed to enforce any part of this agreement, the prevailing party is entitled to reasonable attorney fees and costs.

MEDIATION: It is the policy of the State of Texas to encourage resolution of disputes through alternative dispute resolution procedures such as mediation. Any dispute between Seller and Buyer related to this contract which is not resolved through informal discussion will X will not be submitted to a mutually acceptable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.

VENUE & JURISDICTION: Any disputes arising on this Agreement shall be pursued in a court of competent jurisdiction located in Dallas County, Texas.

THIS IS THE ENTIRE AGREEMENT: This Agreement is complete between the parties. No other representations have been made or relied on in making this agreement. If any part or provision in this agreement is held to be invalid or unenforceable, the remaining valid provisions will stay in force and effect. This Agreement can only be amended by written agreement executed by both parties.

TERMINATION PERIOD: Buyer has an unrestricted 30 days after the Execution Date (defined herein) of the Contract to determine whether the Property is suitable to Buyer. In the event Buyer determines not to purchase the Property and so notifies seller in writing, then this Contract shall terminate upon receipt of said notice and both parties shall be fully released from any and all obligations hereunder without any further documentation. *NOTICE: Written notice hereunder may be delivered by mail, facsimile and/or email to the addresses, email addresses or facsimile numbers provided herein.

OTHER PROVISIONS: 2014-11-27

2014-11-28

If not accepted by this date and time the Agreement is invalid and void. By signing below, you understand and agree to the terms and conditions of this Agreement to purchase Real Estate. **The Execution Date as defined herein shall be the date the last of the parties to sign this Agreement as evidenced below.**

asdf 2014-11-28
Seller Date

COSA Investments, Ltd by Scott Orbon
Member of North Forest Financial,
LLC as General Partner
of COSA Investments, Ltd.
2014-11-28
Buyer Date

asdf 2014-11-27
Seller Date

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sdfg
Address

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Phone#

214-549-2246
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