

STANDARD FORM CONTRACT FOR PURCHASE AND SALE OF REAL ESTATE

THIS IS A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, WE RECOMMEND ALL PARTIES TO THE CONTRACT CONSULT AN ATTORNEY BEFORE SIGNING.

1. IDENTIFICATION OF THE PARTIES TO THE CONTRACT

- (a) **SELLER** - The Seller(s) is/are seller residing at _____ respectively.
(The word "Seller" refers to each and all parties who have an ownership interest in the property.)
- (b) **PURCHASER** - The Purchaser(s) is/are BuyerBoss residing at 12 South, Nashville, TN, USA respectively.
(The word "Purchaser" refers to each and all of those who signed below as Purchaser.)

2. PROPERTY TO BE SOLD

The property and improvements which the Seller is agreeing to sell and which the Purchaser is agreeing to purchase is known as L2.10 Fiddlers Elbow Road, Greenwich, NY 12834 located in the city, village or town of Greenwich in State of NY. This property includes all the Seller's rights and privileges, if any, to all land, water, streets and roads annexed to, and on all sides of the property. The lot size of the property is approximately _____ or as per deed.

Mailing Address of the property is: L2.10 Fiddlers Elbow Road, Greenwich, NY 12834, Greenwich, NY, 12834. Property Tax ID is 2.10 - 228 - 2. Property Parcel is 228-2-2.10. Property is located in County Washington. Property is in Greenwich school district.

3. ITEMS INCLUDED IN SALE

Awnings	Heating/Central Air	Storm & Screen Doors
Built-in Appliances & Cabinets	Lighting Fixtures & Paddle	Storm Windows & Screens
Built-in Closet Systems	Fans	Smoke & Carbon Monoxide
Drapery Rods & Curtain Rods	Plumbing Fixtures	Detectors
Electric Garage Door Opener(s) & Remote(s)	Pumps	Television Aerials & Satellite Dishes
Fencing	Security & Alarm System(s)	Wall-to-Wall Carpeting, as placed
Fireplace Insert, Doors and/or Screen	Shades & Blinds	Water Filters & Treatment Systems
	Shrubs, Trees, Plants	

The items listed above, if now in or on said premises, and owned by the Seller(s) free from all liens and encumbrances, are included in the sale "as is", on the date of this offer, together with the following items: xgqnew

4. ITEMS EXCLUDED IN SALE

The following items are excluded from the sale None

5. PURCHASE PRICE

The purchase price is Two Hundred Eighty Five Thousand dollars (\$ 285,000) The Purchaser shall pay the purchase price as follows:

- (a) \$ 6,000 deposit this with contract and held pursuant to paragraph 16 herein
- (b) \$ _____ additional deposit on _____
- (c) \$ 279,000 in cash, certified check, bank draft or attorney escrow account check at closing
- (d) \$ 277,000 net to seller

6. MORTGAGE CONTINGENCY

- (a) This Agreement is contingent upon Purchaser obtaining approval of a ☒ Conventional ☐ FHA/VA ☐ Waive Mortgage Contingency (if FHA or VA, see attached required addendum) or _____ mortgage loan of \$ 238,089 for a term of not more than 30.00 years at an initial ☒ fixed or ☐ adjustable nominal interest rate not to exceed prevailing %. Purchaser agrees to use diligent efforts to obtain said approval and shall apply for the mortgage loan within 5.00 business days after the Seller has accepted this contract.

Purchaser agrees to apply for such mortgage loan to at least one lending institution or licensed mortgage broker. Upon receipt of a written mortgage commitment or in the event Purchaser chooses to waive this mortgage contingency, Purchaser shall provide notice in writing to both brokers & attorneys of Purchaser's receipt of the mortgage commitment or of Purchaser's waiving of this contingency. Upon receipt of such notice this contingency shall be deemed waived or satisfied as the case may be. In the event notice as called for in the preceding sentence has not been received on or before 05/21/2023 then either Purchaser or Seller may within five business days of such date terminate, or the parties may mutually agree to extend, this contract by written notice to both brokers & attorneys. Upon receipt of termination notice from either party, and in the case of notice by the Purchaser, proof of Purchaser's inability to obtain said mortgage approval, this agreement shall be cancelled, null and void and all deposits made hereunder shall be returned to the Purchaser.