

# CONTRACT FOR THE SALE & PURCHASE OF REAL ESTATE

**PARTIES:** Owner of Record

Their heir(s), successors, administrators and assigns, as seller who's address is 30535 Linden Ave, Princess Anne, Maryland 21853  
and Endless Technologies, LLC and /or assigns, their heirs, successors, administrators and assigns, as Buyer,  
whose mailing address is:

WITNESSETH: That Seller, in consideration of the payments, covenants, agreements and conditions herein contained which on the part of the Buyer are to be made, done and performed, has this day sold, upon the conditions hereinafter recited, to the Buyer the real property legally described as:

**SUBJECT PROPERTY:** 30535 Linden Ave, Princess Anne, Maryland 21853, hereinafter the property,

**LEGAL DESCRIPTION:** 514 CORNER OF LINDEN AVE PRINCESS, Directions: From Rt 13 go east on  
Linden Ave from the highway, Directions: in front of the home.

**SALE PRICE:** \$ \$80,000

**SUBJECT TO:** \$

**EQUITY:** \$

**PAYABLE:** This is a CASH transaction. Buyer pays ALL closing costs. Purchase price is NET.

**EXISTING MORTGAGE (S):** Existing financing on subject property will be current in all payments of principal, interest, late charges and escrow amounts required by the mortgagee. Escrow balance has been calculated into the price and will transfer to the Buyer along with title. Buyer will take title subject to his debt.

**EXPENSES:** Buyer pays all closing costs.

**INSURANCE:** As consideration for this purchase the Seller will assign all insurance policies on the property to the Buyer and Seller will grant a limited power of attorney to the Buyer to deal with the lender(s) and insurance provider(s).

**RISK OF LOSS:** If subject property is damaged prior to transfer of title, Buyer has the option of accepting any insurance proceeds with title to the property in "as is" condition or of canceling this contract and accepting the return of the deposit.

**PRORATIONS:** Real property taxes will be prorated based on the current year's tax without allowance for discounts, including homestead or other exemptions. Rents will be current and be prorated as of the date title transfers.

**DEFECTS:** Seller warrants subject property to be free from hazardous substances and from violation of any zoning, environmental, building, health or other governmental codes or ordinances. Seller further warrants that there is no material or other known defects or facts regarding this property, which would adversely affect the value of said property.

**NO JUDGMENTS:** Seller warrants that there are no judgments threatening the equity in subject property, and that there is no bankruptcy pending or contemplated by any titleholder. Seller will not further encumber the property and an affidavit may be recorded at Buyer's expense putting the public on notice that the closing of this contract will extinguish liens and encumbrances hereafter recorded.

**RADON GAS & LEAD PAINT:** Lead based paint and Radon, a naturally occurring radioactive gas that may present health risks to persons who are exposed to it over time, may exist in this property. Buyer may obtain a risk assessment of "the property" by licensed inspectors. Dangerous circumstances and the conditions, which caused said circumstances will be corrected at the Seller's expense before title transfers.

