



AGREEMENT OF SALE for DELAWARE RESIDENTIAL PROPERTY

This is a legally binding agreement; if not understood, seek competent legal advice prior to signing.

THIS FORM IS DESIGNED AND INTENDED FOR THE SALE AND PURCHASE OF RESIDENTIAL REAL ESTATE LOCATED IN THE STATE OF DELAWARE

1. PARTIES.

SELLER: Melba Datu

Address: 33 Birchgrove Rd. Newark, DE 19702

BUYER: Nestor Guzman and Lalaine Guzman

Address: 33 Birchgrove Rd., Newark, DE 19702

2. PROPERTY. Buyer hereby agrees to purchase from Seller and Seller agrees to convey to Buyer that Property identified as TAX PARCEL # 1003330049 being situated in New Castle County County, Delaware and further identified as: 10 Revere Place, Newark, DE 19702

3. PAYMENT TERMS.

A. PURCHASE PRICE

\$ 160,000.00

To be paid as follows:

B. DEPOSIT UPON SIGNING THIS AGREEMENT

\$ _____

In the form of ☒ Check ☐ Cash ☐ Other

C. DEPOSIT DUE WITHIN 2 DAYS OF ACCEPTANCE

\$ 1,000.00

D. Additional DEPOSIT (if any) DUE WITHIN _____ DAYS OF ACCEPTANCE

\$ _____

Any remaining balance will be paid at settlement. All sums deposited by Buyer prior to the time of final settlement shall be placed in a *non-interest bearing* escrow account with Listing Broker ("Escrow Broker") unless otherwise specified in this Agreement. Any funds delivered to the Escrow Broker within fifteen (15) days of settlement shall be certified funds. *Funds paid by Buyer at settlement shall be in cash, certified check, cashiers check, treasurer's check, wire transfer or a Delaware attorney's escrow check.* Seller's net proceeds shall be paid by check from the settling attorney's escrow account unless other arrangements are made with the attorney.

4. INCLUSIONS/EXCLUSIONS. Unless specifically excluded by this Agreement the purchase price shall also include the following, as and if now installed, stored in, or located on the Property: all presently existing plumbing, heating, electrical and central air conditioning systems; and all other permanent or attached fixtures including but not limited to, all existing shutters, awnings, wall to wall carpeting, radiator covers, cabinets, shelves, mirrors fixed in place, attic/exhaust fans, lighting and plumbing fixtures, and landscaping. Certain other now existing items which may be considered personal property, whether installed or stored upon the Property are included, as follows: **(If neither column is checked, item shall be considered excluded. Should the Sellers Disclosure of Real Property Condition Report differ from the below list of included items, the below list shall supersede):**

YES	NO	YES	NO	YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/> Range with Oven	<input type="checkbox"/>	<input checked="" type="checkbox"/> Draperies/Curtains	<input type="checkbox"/>	<input checked="" type="checkbox"/> Wall Mounted Flat Screen TV # _____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Range Hood-Exhaust Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/> Drapery/Curtain Rods	<input type="checkbox"/>	<input checked="" type="checkbox"/> Wall Brackets for TV # _____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Cooktop-stand alone	<input checked="" type="checkbox"/>	<input type="checkbox"/> Shades/Blinds	<input type="checkbox"/>	<input checked="" type="checkbox"/> Surround Sound System & Controls
<input checked="" type="checkbox"/>	<input type="checkbox"/> Wall Oven(s) # _____	<input type="checkbox"/>	<input checked="" type="checkbox"/> Cornices/Valances	<input type="checkbox"/>	<input checked="" type="checkbox"/> Attached Antenna/Rotor
<input checked="" type="checkbox"/>	<input type="checkbox"/> Kitchen Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/> Furnace Humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/> Garage Opener(s) # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/> with Icemaker	<input checked="" type="checkbox"/>	<input type="checkbox"/> Smoke Detectors	<input type="checkbox"/>	<input checked="" type="checkbox"/> with Remote(s) # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Refrigerator(s)-additional # _____	<input type="checkbox"/>	<input type="checkbox"/> Carbon Monoxide Detectors	<input type="checkbox"/>	<input checked="" type="checkbox"/> Pool Equipment
<input type="checkbox"/>	<input checked="" type="checkbox"/> Freezer-free standing	<input type="checkbox"/>	<input checked="" type="checkbox"/> Wood Stove	<input type="checkbox"/>	<input checked="" type="checkbox"/> Pool Cover
<input type="checkbox"/>	<input checked="" type="checkbox"/> Ice Maker-free standing	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fireplace Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/> Hot Tub, Equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/> Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fireplace Screen/Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/> with Cover
<input checked="" type="checkbox"/>	<input type="checkbox"/> Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/> Electronic Air Filter	<input type="checkbox"/>	<input checked="" type="checkbox"/> Sheds/Outbuildings # _____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/> Window A/C Units # _____	<input type="checkbox"/>	<input checked="" type="checkbox"/> Playground Equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/> Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/> Attic Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/> Irrigation System
<input checked="" type="checkbox"/>	<input type="checkbox"/> Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/> Whole House Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/> Water Conditioner (owned)
<input type="checkbox"/>	<input checked="" type="checkbox"/> Trash Compactor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Bathroom Vents/Fans	<input type="checkbox"/>	<input checked="" type="checkbox"/> Water Conditioner (leased)
<input type="checkbox"/>	<input checked="" type="checkbox"/> Water Filter	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Window Fan(s) # _____	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fuel Storage Tank(s) (owned)
<input checked="" type="checkbox"/>	<input type="checkbox"/> Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/> Ceiling Fan(s) # _____	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fuel Storage Tank(s) (leased)
<input type="checkbox"/>	<input checked="" type="checkbox"/> Sump Pump	<input type="checkbox"/>	<input checked="" type="checkbox"/> Central Vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/> Security/Monitoring Systems (owned)
<input type="checkbox"/>	<input checked="" type="checkbox"/> Storm Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/> with Attachments	<input type="checkbox"/>	<input checked="" type="checkbox"/> Security/Monitoring Systems (leased)
<input type="checkbox"/>	<input checked="" type="checkbox"/> Screens (where present)	<input type="checkbox"/>	<input checked="" type="checkbox"/> Intercoms	<input type="checkbox"/>	<input checked="" type="checkbox"/> Solar Equipment (owned)
		<input type="checkbox"/>	<input checked="" type="checkbox"/> Satellite Dish	<input type="checkbox"/>	<input checked="" type="checkbox"/> Solar Equipment (leased)
		<input type="checkbox"/>	<input checked="" type="checkbox"/> with Controls & Remote(s)		

ADDITIONAL INCLUSIONS (Not previously checked)

(Specify): All appliances, washer, dryer, refrigerator, all in as is condition.

Seller's Initials

MS
06/13/19
dotloop verified

Buyer's Initials

NG LG
06/13/19 06/13/19