

RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT

This **Residential Real Estate Purchase and Sale Agreement** (the "Agreement") is made and entered into as of **March 20, 2025**, by and between:

Seller:

Lacey King
5004 Deep Forest Dr
Las Vegas, NV 89130

Buyer:

Home MAXX LLC
6625 Sky View Dr
Las Vegas, NV 89103

Seller and Buyer shall be collectively referred to as the "Parties."

I. DESCRIPTION OF PROPERTY

Seller agrees to sell, and Buyer agrees to purchase, the residential real property (the "Property") described as follows:

- **Street Address:** 5004 Deep Forest Dr
- **City, State, Zip:** Las Vegas, NV 89130
- **Assessor's Parcel Number (APN):** 125-36-814-022

The Property is sold in **AS-IS** condition.

The Property includes all fixtures, window and floor coverings, built-in appliances, draperies (including hardware), shades, blinds, window and door screens, awnings, outdoor plants, trees, and other items currently on the premises. Any personal property remaining in or on the Property after the sale shall become Buyer's property.

II. PURCHASE PRICE & FINANCING TERMS

The total purchase price for the Property shall be:

\$325,000.00

The purchase price shall be paid as follows:

- **Earnest Money Deposit: \$5,000.00**
- **Cash Down Payment at Closing: \$200,000.00**
- **Financed Loan Amount: \$125,000.00**
 - **Loan Term: 30 Years**
 - **Interest Rate: 3.00% (Fixed)**
 - **Monthly Principal & Interest Payment: \$527.05**
 - **Total Interest Over 30 Years: \$64,737.50**
 - **Total Loan Repayment (Principal + Interest): \$189,737.50**

Buyer acknowledges that this financing does **not include** property taxes, homeowners insurance, HOA dues, or other fees, which Buyer shall be responsible for separately.

III. LOAN TERMS

Buyer shall finance the remaining balance of **\$125,000.00** with a **30-year loan at a fixed interest rate of 3.00%**.

- **First payment due on: May 1, 2025**
 - Buyer shall make **monthly payments of \$527.05**, covering principal and interest.
 - Buyer shall pay all property-related expenses, including property taxes, homeowners insurance, and HOA dues (if applicable).
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IV. CLOSING COSTS AND TAXES

1. **All closing costs and title fees** shall be paid by: **Buyer**
 2. **Transfer taxes** shall be paid by: **Buyer**
 3. **Property taxes, HOA fees, sewer, trash, SIDS/LIDS, and other assessments** shall be prorated at closing.
 4. **Seller** shall ensure that all **liens against the Property** are paid at closing.
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V. DUE DILIGENCE

Buyer shall have **10 calendar days** from full execution of this Agreement to conduct due diligence, including but not limited to property inspections, title review, and appraisal.

- Seller shall provide Buyer with **reasonable access to the Property** for inspections.
- Seller shall disclose **any known defects or conditions** affecting the value of the Property.

If Buyer is dissatisfied with the results of due diligence, Buyer may terminate this Agreement by providing written **Notice of Cancellation** to Seller and Escrow. **Escrow shall refund the Earnest Money Deposit to Buyer without Seller's consent if cancellation occurs within the due diligence period.**

VI. ESCROW & TITLE

The **title and escrow company** shall be:
Ticor Title

Escrow Officer Contact:

Name: **TaMara Guilliod**

Phone: **(702) 555-5678**

Email: **tamarag@ticortitle.com**

Close of Escrow Date: April 15, 2025

VII. EARNEST MONEY DEPOSIT

Within **five (5) business days** of signing this Agreement, Buyer shall deposit **\$10,000.00** as Earnest Money with escrow.

The Earnest Money Deposit shall be **non-refundable** unless:

- Buyer is unable to obtain clear title;
 - Seller is unable to deliver marketable title;
 - Seller fails to execute necessary closing documents; or
 - Buyer cancels within the **Due Diligence Period** per Section V.
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VIII. TENANTS (IF APPLICABLE)

- **Rental income** shall be prorated at closing.
 - **Seller** shall provide Buyer with **all leases before closing**.
 - **Seller** shall transfer **all security deposits, cleaning deposits, and keys to Buyer before closing**.
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IX. ADDITIONAL TERMS

This Agreement is **contingent upon Buyer's initial viewing** of the Property. Buyer shall have the right to inspect and view the Property in person within **five (5) business days** of full execution of this Agreement. If Buyer determines, in Buyer's sole discretion, that the Property is not satisfactory upon initial viewing, Buyer may terminate this Agreement by providing written notice to Seller and Escrow, and the Earnest Money Deposit shall be refunded to Buyer.

X. MISCELLANEOUS

1. Neither Party is represented by a real estate agent unless otherwise stated. No commissions are due unless specified herein.
2. Buyer **may assign this Agreement** to another entity or individual.
3. Seller acknowledges Buyer may **resell or lease the Property for profit**.
4. In the event of a dispute, the **prevailing party** shall recover attorneys' fees and legal costs.
5. Seller acknowledges the existing **loan(s) may not be paid in full at closing** and may still appear on Seller's credit file. Seller shall provide Buyer with loan payment booklets and authorize Buyer to contact lenders regarding the debt.
6. Seller and Buyer acknowledge the **existing loan(s) may contain a due-on-sale clause**, which the lender may enforce.
7. **This offer expires at 9:00 PM PST on: March 25, 2025.**

8) FINAL VERIFICATION OF WALK-THROUGH

Buyer shall have the right to conduct a **final walk-through inspection** prior to **Close of Escrow**. This inspection shall serve to confirm:

- (i) The Property has been maintained pursuant to this Agreement.
- (ii) Seller has complied with all obligations under this Agreement.
- (iii) All terms and conditions of this Agreement have been met.

Any necessary adjustments, deductions, or credits agreed upon during this verification shall be processed through escrow and deducted from the final purchase amount at title transfer.

XI. ACCEPTANCE & EXECUTION

This Agreement becomes effective upon execution by both Buyer and Seller. By signing below, the Parties acknowledge and agree to all terms and conditions set forth herein.

SELLER:

Signature: _____ Date:

Print Name: **Lacey King**

BUYER:

Signature: _____ Date:

Print Name: **Home MAXX LLC**
