**CONTRACT FOR THE SALE & PURCHASE OF REAL ESTATE**

PARTIES

Seller: **Region Home Buyers LLC** , their heir(s), successors, administrators and assigns, who's address is

**3145 45th St. Suite B, Highland, IN 46322**

Buyer:

And and/or their heirs, successors, and administrators, 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:**

Including any existing permanent improvements and fixtures unless leased or excluded in writing.

**LEGAL DESCRIPTION: Per Title**

**SALE PRICE: $**

**METHOD OF PAYMENT: Cash**

**EXPENSES: Buyer to Pay All Closing Costs**

**PRORATIONS: YES** Real property taxes will be prorated based on the current year's tax. Rents will be current and be prorated as of the date title transfers. Assessments will be prorated as of the date title transfers.

**LEASES (if applicable):** Seller, not less than 5 days before closing, shall furnish to Buyer copies of all written leases and estoppel letters from each tenant specifying the nature and duration of the tenant’s occupancy, rental rates, advanced rent and security deposits paid by tenant. If Seller is unable to obtain such letters from tenants, Seller shall furnish the same information to Buyer within the said time period in the form of a Seller’s Affidavit and Buyer may contact tenants thereafter to confirm such information. At closing, Seller shall deliver and assign all original leases to Buyer**.**

**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.

**POSSESSION:** Possession of the property and occupancy (tenants excepted), with all keys and garage door openers, will be delivered to the Buyer when title transfers. Leases and security deposit will transfer to the Buyer with title.

**DEPOSIT:** Upon acceptance Buyer will place in escrow an earnest money deposit of **$2,500** with title company which will be part of the cash paid to the Seller when title transfers. This deposit is refundable ONLY in the event that the seller cannot transfer in accordance with this agreement a clean title to the buyer.

**\_\_\_\_\_\_\_Buyer Initials Seller Initials**

**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 earnest money deposit.

**ACCEPTANCE:** This instrument will become a binding contract when accepted by the Seller and signed by both Buyer and Seller. If it is not accepted and signed by the Seller prior to , this contract shall be void.

**CLOSING:** Closing will take place on or before  **, 2017**

**PROPERTY CONDITION:** Buyer is purchasing property in its AS-IS condition. Seller will make no warranties to the condition of the property or the amount/cost of renovation needed. Any renovation costs given is only an estimate and actual costs may be higher or lower based on the scope of work, materials used, costs of labor, and other factors outside sellers control. It is the buyer’s responsibility to bring the property up to code if needed and pull permits with the applicable city if needed. Buyer has received and signed the seller disclosure documents which have been completed to the best of seller’s knowledge about the property. Buyer will not hold seller liable for condition of property or any potential hazards associated with property.

 Buyer \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**OTHER AGREEMENTS:**

**TIME IS OF THE ESSENCE** with this agreement. Each contingency contained herein shall be satisfied according to its terms by the closing date or this contract extends to provide time for satisfaction of said contingencies. Each party shall diligently pursue the completion of this transaction. Each warranty herein made survives the closing of this transaction.

**PROHIBITION**: This agreement establishes a prohibition against transfer, conveyance or encumbrance to the property.

**INTEGRATION AND SUCCESSORS:** This document represents the entire agreement between the parties and shall be binding on the parties hereto, their heirs, executors, administrators and assigns.

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**Buyer Date Seller Date**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Phone Number**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Email Address**