

DIRECTORY

BUY SIDE

- Letter w Contract & Benefit list - ***SELLER PAYS** closing costs.....
- Contract to Purchase - ***SELLER PAYS** closing costs.....
- Letter w Contract & Benefit list - **BUYER PAYS** closing costs.....
- Contract to Purchase - **BUYER PAYS** closing costs.....
- Addendum to Purchase Contract.....
- Contract Cancellation letter.....

SELL SIDE

- Buyer Assignment of contract.....
- JV Partnership Agreement.....
- Addendum to Contract to Cash Buyer.....
- Sell side Purchase Contract to Cash Buyer.....
- Letter requesting that sale be assigned to cash buyer before closing...

Contracts & Documents Dashboard

BUY SIDE

DATE

SELLER NAME

PROPERTY ADDRESS

APN#

LEGAL DESCRIPTION

ADDITIONAL TERMS (If applicable)

MY PURCHASE PRICE

SELL SIDE

WHOLESALERS NAME or LLC

BUYER'S NAME or LLC

TOTAL PURCHASE PRICE

ASSIGNMENT AMOUNT

DEPOSIT AMOUNT

NAME OF ESCROW AGENT

NAME of TITLE CO

ISSUER SIDE

ISSUER NAME

INITIAL

COMPANY NAME

POSTAL ADDRESS

STATE

TELEPHONE

FAX

EMAIL

Regarding: _____

Enclosed you will find the agreement to sell your property. If you have any questions prior to approving it please contact me directly at

Included are instructions on how to approve the agreement to begin the process of selling your property to us.

Upon receipt of the agreement we will contact you with the information for the title company that will be handling the file. I will forward the information to them and they will begin to perform the appropriate title and lien searches to facilitate the closing. **We will try and move this process as quickly as possible.**

Thank you for the opportunity to purchase your property. **It is my intention to make sure that the transaction goes smoothly and as quickly as possible.**

Many times I purchase a property from someone because I am referred by a past customer to a friend or neighbors because of their positive experience with me.

It is my goal not only to help you in getting the property sold... but to also make the experience as pleasant as possible.

Sincerely,

On behalf of

Direct:

Fax:

Benefits Of Working With Me

- **I will buy your property in “As Is” condition** – that means I’m not going to ask you to make any repairs to the property
- **My funding is NOT coming from a bank** – The funding for your property comes from private funding sources that require no bank approval or financing. That means you don’t have to worry about the sale falling through at the last minute because a bank did not approve a loan.
- **I’m not a beginner** – Because we’ve successfully purchased 100’s of properties nationwide, you can rest assured that you’re dealing with a professional home buyer that will follow through on the transaction and make sure that everything goes smoothly from beginning to end.

What Happens After We Agree On Price And Terms:

- **Property title and lien search** – I will instruct my title company to begin the process of determining clear title for the property. This process typically takes 10-14 days
- **Additional Property Inspections** - I will need to make arrangements for one or two of my funding sources to do a final inspection of the property prior to the closing. This is not a financing contingency but rather my funding sources always want to confirm that the condition of the property is the same as I have presented it to them.
- **Property Condition** - If your property is vacant it’s important that you keep it secure and minimize any vandalism. Our ability to close is greatly compromised if the property is damaged or vandalized.
- **Tenants** – If you have tenants at the property please do not ask them to move out unless we have a prior discussion. If the property is vacant there is a greater chance of vandalism or theft.

Direct:

Fax:

**Please Sign This
Copy And Keep For
Your Records**

Direct:

Fax:

CONTRACT TO PURCHASE REAL ESTATE

This contract dated _____ in which Buyer: _____ Offers to purchase from Seller: _____
_____ the following described real estate, together with all improvements thereon and
all appurtenant rights, located at: Address: _____
APN: _____
Legal Description: _____

In consideration of the sum of \$100 as earnest money due upon completion of inspection period, seller agrees:

1. The purchase price is to be _____ payable in cash at closing
2. The conditions of this Purchase are as follows:
 - a. Property is sold in "AS-IS" condition with no warranties made by the seller. Seller will make Buyer aware of any known facts that affect the value of the Property.
 - b. Seller and tenant (if any) will make property accessible to show partners, lenders, inspectors, appraisers and contractors prior to closing.
 - c. If Buyer is unable to complete the purchase for any reason, the earnest money deposit shall be forfeited to the seller as total liquidated damages and buyer is released from any further obligation under this contract.
 - d. If Seller cannot provide clear title, Buyer will be released from any further obligation under this contract; otherwise Seller promises to sell under this contract.
 - e. Buyer shall select closing agent. Closing to be held in county where property is located.
 - f. Purchase contract is assignable.
 - g. This agreement is subject to the final inspection and approval of the property by the buyer 15 business days after the date this contract is received by buyer.
3. Taxes to be prorated, any previous year's taxes to be paid by seller
4. Closing date shall be on or before 30 business days from the date signed below by Seller. Seller grants any extension needed to clear title or to complete closing documentation. Title to the above described real estate to be conveyed by Warranty Deed or other customary instrument of transfer. Title is to be free, clear, and unencumbered, free of any county, city and federal liens. All liens against the property shall be paid at closing by the seller.
5. This offer, when accepted, comprises the entire agreement of Purchaser and Seller, and it is agreed that no other representations have been made.
6. Additional Terms (if applicable):

Date: _____

Date: _____

Seller: _____

Buyer: _____

On behalf of

Seller: _____

Buyer: _____

Please Print: _____

Please Print: _____

Direct:

Fax:

Please Sign Where Indicated By An “X”

*After signing pick ONE
of these two options.*

Option #1- Use the enclosed “prepaid” priority mail envelope to send the signed agreement back to us. *(You can give it to your mailman or drop it off at a local post office or mailbox)*

Option #2 – You can fax the agreement back to us at . (If you fax then we **don’t** need you to mail back the original to us)

Option #3 – Email it to:

Direct:

Fax:

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6. Additional Terms (if applicable): _____

Date: _____

Date: _____

Seller: _____

Buyer: _____

On behalf of .

Seller: _____

Buyer: _____

Please Print: _____

Please Print: _____

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It is my goal not only to help you in getting the property sold... but to also make the experience as pleasant as possible.

Sincerely,

On behalf of

Direct:

Fax:

Benefits Of Working With Me

- **I will buy your property in “As Is” condition** – that means I’m not going to ask you to make any repairs to the property
- **We will pay for your closing costs** - As a seller you’re responsible for certain closing costs such as documentary stamps on the deed, title search, lien searches, etc. We will pay 100% of these costs on your behalf. The only costs you will have are: Past due property taxes, current years tax proration, any liens or outstanding judgments against the property.
- **My funding is NOT coming from a bank** – The funding for your property comes from private funding sources that require no bank approval or financing. That means you don’t have to worry about the sale falling through at the last minute because a bank did not approve a loan.
- **I’m not a beginner** – Because we’ve successfully purchased 100’s of properties nationwide, you can rest assured that you’re dealing with a professional home buyer that will follow through on the transaction and make sure that everything goes smoothly from beginning to end.

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- **Tenants** – If you have tenants at the property please do not ask them to move out unless we have a prior discussion. If the property is vacant there is a greater chance of vandalism or theft.

Direct:

Fax:

**Please Sign This
Copy And Keep For
Your Records**

Direct:

Fax:

CONTRACT TO PURCHASE REAL ESTATE

This contract dated _____ in which Buyer: _____, Offers to purchase from
the following described real estate, together with all improvements thereon

Seller: _____
and all appurtenant rights, located at: Address: _____

APN: _____

Legal Description: _____

In consideration of the sum of \$100 as earnest money due upon completion of inspection period, seller agrees:

1. The purchase price is to be _____ payable in cash at closing
2. The conditions of this Purchase are as follows:
 - a. Property is sold in "AS-IS" condition with no warranties made by the seller. Seller will make Buyer aware of any known facts that affect the value of the Property.
 - b. Seller and tenant (if any) will make property accessible to show partners, lenders, inspectors, appraisers and contractors prior to closing.
 - c. If Buyer is unable to complete the purchase for any reason, the earnest money deposit shall be forfeited to the seller as total liquidated damages and buyer is released from any further obligation under this contract.
 - d. If Seller cannot provide clear title, Buyer will be released from any further obligation under this contract; otherwise Seller promises to sell under this contract.
 - e. Buyer shall select closing agent. Closing to be held in county where property is located.
 - f. Purchase contract is assignable.
 - g. This agreement is subject to the final inspection and approval of the property by the buyer 15 business days after the date this contract is received by buyer.
3. Taxes to be prorated, any previous year's taxes to be paid by seller. All Customary closing costs shall be PAID BY BUYER.
4. Closing date shall be on or before 30 business days from the date signed below by Seller. Seller grants any extension needed to clear title or to complete closing documentation. Title to the above described real estate to be conveyed by Warranty Deed or other customary instrument of transfer. Title is to be free, clear, and unencumbered, free of any county, city and federal liens. All liens against the property shall be paid at closing by the seller.
5. This offer, when accepted, comprises the entire agreement of Purchaser and Seller, and it is agreed that no other representations have been made.
6. Additional Terms (if applicable):

Date: _____

Date: _____

Seller: _____

Buyer: _____

On behalf of

Seller: _____

Buyer: _____

Please Print: _____

Please Print: _____

Direct:

Fax:

Please Sign Where Indicated By An “X”

*After signing pick ONE
of these two options.*

Option #1- Use the enclosed “prepaid” priority mail envelope to send the signed agreement back to us. *(You can give it to your mailman or drop it off at a local post office or mailbox)*

Option #2 – You can fax the agreement back to us at . (If you fax then we **don’t** need you to mail back the original to us)

Option #3 – Email it to:

Direct:

Fax:

CONTRACT TO PURCHASE REAL ESTATE

This contract dated _____ in which Buyer: _____, Offers to purchase from Seller: _____ the following described real estate, together with all improvements thereon and all appurtenant right, located at: Address: _____
APN: _____
Legal Description: _____

In consideration of the sum of \$100 as earnest money due upon completion of inspection period, seller agrees:

1. The purchase price is to be _____ payable in cash at closing
2. The conditions of this Purchase are as follows:
 - a. Property is sold in "AS-IS" condition with no warranties made by the seller. Seller will make Buyer aware of any known facts that affect the value of the Property.
 - b. Seller and tenant (if any) will make property accessible to show partners, lenders, inspectors, appraisers and contractors prior to closing.
 - c. If Buyer is unable to complete the purchase for any reason, the earnest money deposit shall be forfeited to the seller as total liquidated damages and buyer is released from any further obligation under this contract.
 - d. If Seller cannot provide clear title, Buyer will be released from any further obligation under this contract; otherwise Seller promises to sell under this contract.
 - e. Buyer shall select closing agent. Closing to be held in county where property is located.
 - f. Purchase contract is assignable.
 - g. This agreement is subject to the final inspection and approval of the property by the buyer 15 business days after the date this contract is received by buyer.
3. Taxes to be prorated, any previous year's taxes to be paid by seller. All customary closing costs shall be PAID BY BUYER.
4. Closing date shall be on or before 30 business days from the date signed below by Seller. Seller grants any extension needed to clear title or to complete closing documentation. Title to the above described real estate to be conveyed by Warranty Deed or other customary instrument of transfer. Title is to be free, clear, and unencumbered, free of any county, city and federal liens. All liens against the property shall be paid at closing by the seller.
5. This offer, when accepted, comprises the entire agreement of Purchaser and Seller, and it is agreed that no other representations have been made.
6. Additional Terms (if applicable) _____

Date: _____

Date: _____

Seller: _____

Buyer: _____

On behalf of

Seller: _____

Buyer: _____

Please Print: _____

Please Print: _____

Addendum to Purchase Contract

Addendum No _____ To contract between _____ (Seller)

And _____ Buyer).

Concerning the property described as: _____

Legal description:

Buyer and Seller make the following terms and conditions part of the contract:

Date: _____

Buyer: _____

On behalf of _____

Date: _____

Buyer: _____

Date: _____

Seller: _____

Date: _____

Seller: _____

Regarding: _____

_____,'

Dear _____,'

Pursuant to the terms of the "Contract To Purchase Real Estate" between _____ and _____ for the purchase of property located at _____.

We hereby give you notice of our cancelation of this agreement per our rights according to Section 2 paragraph g of the purchase agreement.

Sincerely,

On Behalf Of

ASSIGNMENT OF CONTRACT

This agreement is made between _____, hereafter known as the Assignor and _____ hereafter known as the Assignee, For property located at _____ APN: _____

WHEREAS, Assignor entered into Real Estate Purchase Contract with _____ (Seller) for the subject property.

WHEREAS, Assignor wishes to assign its rights and interest in the Real Estate Purchase Contract.

It is hereby agreed between Assignor and Assignee as follows:

1. The Assignee shall pay Assignor an Assignment fee in the amount of _____ U.S. payable at closing of transaction between Assignee and Seller.
2. The Escrow Company for this transaction shall be: _____
3. Buyer must close on transaction on or before _____
4. Assignee shall deposit _____ by 5 p.m. _____ with designated closing agent. Assignee is aware that Assignor may accept backup Assignments of Contract up and until the deposit is placed with the title agent
5. Assignor has negotiated a purchase price on the Subject Property of (_____). Adding the Assignment fee of _____) the Assignee's total purchase price (is (_____)
6. This assignment and/or Real Estate Purchase Contract may not be further assigned by the assignee without the consent of the assignor.
7. Assignee accepts all terms and conditions of the contract for Sale and Purchase between Assignor and Seller in its entirety.
8. This assignment is contingent on seller providing clear and marketable title to Assignee prior to the closing date. In the event that clear and marketable title cannot be obtained, Assignee shall be released from this assignment.
9. Assignee acknowledges receipt of legible copies of the original contract for sale and purchase, in its entirety including all addendums associated with this transaction.
10. Assignee acknowledges that the property will be delivered _____ in possession.
11. In the event that assignee fails to close this transaction or is in default of this agreement, the assignor shall have the right to terminate this assignment of contract and declare the assignee in default, wherein, assignor shall (a) retain the sum of \$[deposit amount] as liquidated damages and (b) all right, title, and interest pursuant to the Real Estate Purchase Contract shall automatically revert to the assignor without notice.
12. Assignor retains the right to renegotiate the price on original contract with seller at any time up to the closing date. At closing, the newly reduced price will be reflected on settlement statement. The assignor's assignment fee shall be increased by the amount of the price reduction. Assignee's total purchase price shall remain the same.

Initial _____, _____

PARTNERSHIP / JOINT VENTURE AGREEMENT

This agreement was agreed on _____

This partnership agreement is between _____ and

In reference to the sale and assignment / resale / flip of the property located at:

PROPERTY ADDRESS _____

To Buyer _____ and all members, affiliates for entities which they belong.

_____ agrees to pay _____
% of the net assignment fee as a joint venture partner at the time of closing

On behalf of

Date

JV PARTNER

Date

ADDENDUM TO CONTRACT FOR SALE AND PURCHASE AGREEMENT

This agreement is made between _____ and _____ for property being, lying and situated in _____
PROPERTY ADDRESS: _____ and more particularly described as follows:

(APN) _____

1. BUYER shall wire escrow deposit per attached wiring instruction in the amount of _____ (WRITE DOLLAR AMOUNT HERE) to above CLOSING/ESCROW AGENT (PERSONAL, CORPORATE or CASHIER CHECKS WILL NOT BE ACCEPTED). BUYER escrow deposit shall replace SELLER escrow deposit with current OWNER(S) OR RECORD.
2. BUYER shall deposit escrow deposit by _____ 5pm.
3. CLOSING DATE: shall be on or before _____
4. BUYER has had opportunity to inspect, examine and make a complete review of property. BUYER accepts property in "AS IS" and "WHERE IS" condition. Contract for Sale and Purchase is not contingent upon inspections. A Seller's Property Disclosure Statement will not be provided or included as part of this contract for sale and purchase. BUYER shall not enter, modify or occupy property without written permission from SELLER until closing.
5. BUYER should not rely on current property taxes as the amount of property taxes BUYER may be obligated to pay in the year subsequent to purchase. Change of ownership or property improvement establishes reassessments which could result in higher property taxes. BUYER questions concerning valuation should be directed to the county property appraiser office. All pro-rations are final at closing.
6. BUYER accepts existing TENANTS currently occupying subject property. BUYER shall pay for their Owner Title Policy and Lender Policy if applicable.
7. SELLER shall be responsible for any fines, fees or citations due prior to closing.
8. SELLER makes no representations, warranties or guarantees as to the condition of the property, real or personal, including but not limited to mechanical systems, dry basement, foundation, structural or compliance with code, zoning or building requirements and shall make no repairs or remove any trash or debris. No real property sales disclosure statement shall be included with this assignment. Keys will not be made available and access shall be the responsibility of BUYER after closing.
9. SELLER and BUYER agree to automatically extend closing date up to 90 business days, not including weekends and holidays, in order for CLOSING AGENT to provide clear, marketable and insurable title, and any and all documentation, including but not limited to local, state and federal lien searches, code violations and citations. BUYER shall close within 48 hours of SELLER AND/OR CLOSING AGENT providing a final HUD-1 Statement.
10. SELLER shall have the right to market property for back up contracts until closing. SELLER shall transfer property by special warranty deed.
11. SELLER shall reserve the right to simultaneously double close or assign this contract from original Owner of Record to BUYER at closing. Contract is contingent upon SELLER obtaining title to subject property.
12. Default: In the event of default of either party, the rights of the non-defaulting party (and the Broker, if any) shall be as provided in this subparagraph; (a) if the sale of property is not consummated for any reason other than SELLER default under the contract, SELLER shall be entitled to retain the deposit as SELLER liquidated damages. The parties agree it would be impractical and extremely difficult to ascertain the actual damages suffered by SELLER as a result of BUYER failure to complete the

purchase of the property pursuant to this agreement and those under the circumstances existing as of the date of this contract. The liquidated damages provided for represent a reasonable estimate of the damages, which SELLER will incur as a result of such failure to consummate the closing. The parties acknowledge payment of such liquidated damages is not intended as a forfeiture or penalty, but is intended to constitute liquidated damages to SELLER. The sales contract is not contingent upon BUYER ability to obtain financing for the property. (b) If sale of the property to BUYER is not consummated for any reason other than BUYER default under the contract, then at BUYER election, the deposit shall immediately be returned to BUYER upon demand. No Broker commission shall be due unless the sale is consummated as evidenced by the occurrence of a closing. Any controversy or claim between BUYER and SELLER arising out of or relating to this contract may, at the election of both parties, be settled by mediation or by arbitration. All proceedings, including any litigation arising in connection with this contract shall be brought in the County where subject property is located.

13. THIS IS A CASH TRANSACTION WITH NO FINANCIAL CONTINGENCIES. BUYER earnest money is NON-REFUNDABLE, subject to clear title. BUYER agrees that should BUYER not close in a timely manner as specified by the Contract, BUYER Escrow Deposit will be irrevocably forfeited, so long as SELLER is not in default. This Addendum authorizes Closing/Escrow Agent to release Escrow Deposit to SELLER should BUYER not close for any reason, including inability to obtain funding, so long as SELLER is not in default. Likewise, should SELLER not close in a timely manner as specified by the Contract, SELLER authorizes Closing/Escrow Agent to release Escrow Deposit to BUYER without further documentation signed by BUYER or SELLER. If settlement fails to be consummated as agreed to in the Contract, by fault of BUYER or affiliates for any reasons, including but not limited to inability to secure financing, both BUYER and SELLER agree Escrow Deposit shall be immediately released to SELLER as liquidated damages. By executing this document it will serve as a written release for CLOSING/ESCROW AGENT to immediately release earnest monies as liquidated damages to seller
14. TEXAS LICENSED REAL ESTATE BROKER All parties agree that upon release of escrow deposit, there shall not be any further claims against any and all parties, including escrow agent, and all parties shall be released from any and all liability.
15. Seller or representatives have active real estate license in Texas
16. Time is of the essence in this agreement

Date: _____

Date: _____

Seller: _____

Buyer: _____

Seller: _____

Buyer: _____

Please Print: _____

Please Print: _____

AGREEMENT TO SELL REAL ESTATE

This is a legally binding contract entered into this day _____

Between _____ (seller) and _____ (buyer)
for property situated in _____ County, State of _____ and more particularly described as:

With the legal description: _____

RECEIPT IS HEREBY ACKNOWLEDGED OF THE SUM OF: _____ from
_____ (Buyer) as a Non-Refundable earnest money
deposit (cashiers check or wire to Escrow Company) on account of the purchase price of the following
described property upon the terms and conditions as stated herein.

Earnest Money Deposit to be verified as received by _____
by 10AM on the first business day following acceptance of this contract.

PURCHASE PRICE of (_____)

TERMS AND CONDITIONS OF SALE: Property is being sold "As Is". This transaction is not contingent on
Buyer obtaining financing.

The Escrow Company for this transaction shall be: _____

Closing Date: This transaction shall be closed, the balance of the monies due shall be paid, and all
documents signed by the parties hereto on or before _____. The earnest money deposit is to be
held by the escrow company pending closing. It is expressly agreed that upon the event of any default or
failure on the part of the Buyer to comply with the terms and conditions of this contract that said deposit is to
be paid to Seller as liquidated damages.

Buyer cannot advertise or promote the property prior to close. Possession of said premises will be given to
purchaser at the time of closing.

Property is being purchased with current tenants / occupants unless stated otherwise in this agreement.

This contract is not assignable.

Taxes, rent and rent securities (if applicable) shall be prorated at the time of closing and paid by the Seller.

If Seller has the Property in escrow but has not yet closed on it, the parties agree that they will do an
assignment of Seller's contract with the current owner, at Seller's request, so that the Buyer's total purchase
price remains the same after the assignment fee is considered.

Seller agrees to deliver premises at time of closing in an "as-is" condition. In case the property is destroyed,
wholly or partially, by fire or other casualty prior to closing, Buyer or Seller shall have option for seven (7)
days thereafter of proceeding or terminating agreement.

Said property is being sold and purchased subject to zoning ordinances and regulations; building
restrictions; and conditions, restrictions and easements of Public Record.

There is no financing contingency. This opportunity is for 'cash' buyers only. If using a hard money lender or
an IRA, proof of funds from Buyer is required prior to acceptance of this contract. Buyer waives right to
record a lis pendens against the property or to record the agreement or memorandum thereof in the real
property records. Buyer waives right to invoke any other equitable remedy that may be available that, if
invoked, would prevent the Seller from conveying the property to a third-party buyer.

Seller initials (____) (____) Buyer initials (____) (____)

The contract is subject to the Seller being able to obtain marketable title. Buyer agrees to notify Seller in writing of any defects in title as soon as reasonably possible and if title proves to be not good and marketable/insurable by the escrow company, then Seller shall be given a reasonable opportunity to remedy the title, and if Seller is unable to do so, then this transaction shall be canceled and Buyer shall be entitled to a full refund of its earnest money. Buyer expressly waives the remedy of specific performance in the event seller is unable to convey title.

Seller reserves the right to continue to offer Property for sale until this offer has been formally accepted in writing, earnest money has been deposited by Buyer, and all contingencies removed in writing. Inspection examinations, certifications, appraisals, research, closings, repair estimates, repairs, or other services may be performed by vendors or contractors selected or recommended by Seller, or by Seller itself, as a convenience to the parties. Buyer agrees to hold harmless the Sellers as to the performance or nonperformance and costs of such vendors or contractors and is using such vendor or information obtained by such vendors at their own risk.

It is agreed that time is of the essence with respect to all dates specified in the Agreement and any addenda, riders, or amendments thereto. This means that all deadlines are intended to be strict and absolute. If the closing does not occur by the Closing Date, the Agreement is automatically terminated and the Seller shall retain any earnest money deposit as liquidated damages.

In the event Buyer requests an extension of the Closing Date or of the deadline for the fulfillment of any contingency, and the Seller agrees to the extension, the Buyer agrees to pay to the Seller a per diem penalty of the greater of \$50.00 or 1/10 of 1% of the purchase price per calendar day towards Seller's carrying costs, through and including the Closing Date specified in the written extension agreement. The per diem amount must be deposited with the Seller at the time any request for extension is made.

This contract shall be binding on both parties, their principals, heirs, personal representatives, or assigns.

The parties hereto further agree that this written contract expresses the entire agreement between the parties and that there is no other agreement, oral or otherwise, modifying the terms hereunder.

The undersigned jointly and severally agree to purchase and sell the above-described property on the terms and conditions stated in the foregoing instrument and attached addendum that must be attached and included as part of this contract. The CLOSING OF THIS TRANSACTION shall constitute as acknowledgment by the Buyer(s) that THE PREMISES WERE ACCEPTED WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE AND IN ITS PRESENT "AS IS" CONDITION BASED SOLELY ON BUYER'S OWN INSPECTION.

Seller and /or representatives may hold active real estate licenses in the state of Texas

Additional terms and conditions (if any): _____

BUYER	Date	SELLER	Date
-------	------	--------	------

BUYER	Date	SELLER	Date
-------	------	--------	------

This is a legally binding contract. If not understood, seek the advice of an Attorney.

Attn: _____(buyer)

Re: Purchase of _____

Our purchase agreement allows that the sale of the above property be completed as an assignment of contract at any time before closing

“If Seller has the Property in escrow but has not yet closed on it, the parties agree that they will do an assignment of Seller's contract with the current owner, at Seller's request, so that the Buyer's total purchase price remains the same after the assignment fee is considered.”

Attached is the assignment of contract from _____ (Assignor)
to _____ (Assignee).

The terms and conditions of originally executed AGREEMENT TO SELL REAL ESTATE between _____ and _____ remain the same.

Please review the attached agreement, sign and send back so that we send to the title company.

Sincerely,