

**AGREEMENT FOR THE SALE OF REAL ESTATE:**

**THIS AGREEMENT**, this Saturday, November 12<sup>th</sup>, 2022.

1. **PRINCIPALS:** Between Bernard Peterman  
257 Gastown Rd. Shelocta, PA 15774  
Hereinafter called Seller.

And Buyer/s: \_\_\_\_\_ Phone NO: \_\_\_\_\_  
Residing at: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Hereinafter called Buyers.

2. **PROPERTY:** Seller hereby agrees to sell and convey to Buyers, who hereby agrees to purchase:  
ALL THAT CERTAIN lot piece of ground with buildings and improvements thereon erected, if any known as,  
Parcel No: 38-183.03-01-18 and further described in  
Deed 1270 - 239  
Located At: 257 Gastown Rd. Shelocta, Pa

In the Township of Plumcreek,, County of Armstrong and State of Pennsylvania, Zip Code: 15774  
Zoning Classification: None

Failure of this Agreement to contain the zoning classification (except in cases where the property, and each parcel thereof, If subdividable, is zoned solely or primarily to permit single family dwellings) shall render this Agreement voidable at the option of the Buyer. And if voidable, and deposits tendered by the Buyer shall be returned without any requirement for court action. Check No. \_\_\_\_\_

3. **TERMS:** (A) **PURCHASE PRICE:** \_\_\_\_\_ Dollars.

Which shall be paid to the Seller by the Buyer as follows:

- (A) Cash or Check at signing this Agreement: (10% of Purchase Price) \$ \_\_\_\_\_
- (B) Cash or Certified Check at time of Settlement: \$ \_\_\_\_\_
- (C) Settlement to be made on or before: January 11, 2023. \$ \_\_\_\_\_
- (D) Conveyance from Seller will be fee simple of General Warranty Deed.
- (E) Real Estate Transfer Taxes will be paid by the Buyer (2% of Purchase Price).
- (F) Taxes will be apportioned pro-rata on a (Per Diem) annual & Fiscal (School) basis. Rents, water and Sewer rents, lienable municipal services, interest on mortgage assumptions, condominium fees and Homeowner association fees, if any, will be apportioned pro-rata at time of settlement.

4. **MORTGAGE CONTINGENCY:** This Sale is NOT contingent upon any mortgage financing unless otherwise provided by addendum.

5. **SPECIAL CLAUSES:**

- (A) ANY REQUIRED SURVEY WILL BE PAID BY THE BUYER.
- (B) THE BUYER HAS REVIEWED THE SELLER'S DISCLOSURE STATEMENT, INSPECTED THE PROPERTY, AND ACCEPTS IT IN THE CURRENT STATE OF CONDITION.
- (C) THE BUYER WILL BE RESPONSIBLE FOR ALL CLOSING COST, FOR, BUT NOT LIMITED TO, ANY COST OF SECURING ANY FINANCING.
- (D) THE BUYER WILL BE RESPONSIBLE FOR \$300.00 OF THE TOTAL COST OF DEED PREPARATION, AND ANY BALANCE WILL BE PAID BY THE SELLER.
- (E) THE BUYER WILL BE RESPONSIBLE FOR THE COST OF THE FOLLOWING NO LIEN LETTERS:
  - 1. MUNICIPAL
  - 2. TAX
- (F) THE BUYER WILL BE RESPONSIBLE FOR ANY COST OF ANY REQUIRED OCCUPANCY PERMIT.
- (G) THIS AGREEMENT WILL BE SUBJECT TO ANY STATEMENTS MADE THE DAY OF SALE. SEE ATTACHED INTRODUCTIONS OF PROPERTY, TERMS AND CONDITIONS.