

AGREEMENT FOR THE SALE OF REAL ESTATE:

THIS AGREEMENT, this Saturday, April 21, 2018.

1. **PRINCIPALS:** Between Robert R. Harris Hereinafter called Seller.
Nelson's Golden Years #137 Oklahoma Cemetery Rd. . Dubois, Pa 15801

And Buyer/s: _____ Phone NO: _____
Residing at: _____ ZipCode: _____ 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,
Map No.: 0042-K08-230-00030 and further described in _____

Instrument No.: 2011-05638
In the Borough of Clearfield, here in the County of Clearfield and State of Pennsylvania, Zip Code: 16830
Zoning Classification: RD -Residential

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.

3. **TERMS: (A) PURCHASE PRICE:** _____ Dollars.

Which shall be paid to the Seller by the Buyer as follows: _____ Check No. _____

- (B) Cash or Check at signing this Agreement: (10% of Purchase Price) \$ _____
- (C) Cash or Certified Check at time of Settlement: \$ _____
- (D) Settlement to be made on or before: July 04, 2018. \$ _____
- (E) Conveyance from Seller will be fee simple Deed of an Special Warranty
- (F) Real Estate Transfer Taxes will be paid by the Buyer (2% of Purchase Price).
- (G) 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. THE SELLER NEVER OCCUPIED THIS PROPERTY SINCE TAKING OWNERSHIP AND LACKS ANY INTERNAL KNOWLEDGE.
- (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 \$250.00 OF THE TOTAL COST OF DEED PREPARATION.
- (E) THE BUYER WILL BE RESPONSIBLE FOR DYE TEST APPLICATION AND COST.
- (F) THE BUYER WILL BE RESPONSIBLE FOR THE COST OF THE FOLLOWING NO LIEN LETTERS:
 - 1. MUNICIPAL
 - 2. WATER
 - 3. SEWAGE
 - 4. TAX
- (G) THE BUYER WILL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED OCCUPANCY PERMIT.
- (H) THIS AGREEMENT WILL BE SUBJECT TO ANY STATEMENTS MADE THE DAY OF SALE. SEE ATTACHED INTRODUCTIONS OF PROPERTY, TERMS AND CONDITIONS.
- (I) ANY REMAINING PERSONAL PROPERTY AT TIME OF CLOSING, WILL BE INCLUDED.