

AGREEMENT FOR THE SALE OF REAL ESTATE:

THIS AGREEMENT, this Monday, May 13th, 2024.

1. **PRINCIPALS:** Between Charles S. Stermer
15367 Rt. 422 West Strongstown, PA 15957
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: 33-018-156 and further described in
Document No. 2008 - 191722

In the Township of Pine, County of Indiana and State of Pennsylvania, Zip Code: 15957
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: July 12, 2024. \$ _____
- (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. WATER
 - 3. SEWAGE
 - 4. TAX
- (F) THIS AGREEMENT WILL BE SUBJECT TO ANY STATEMENTS MADE THE DAY OF SALE. SEE ATTACHED INTRODUCTIONS OF PROPERTY, TERMS AND CONDITIONS.
- (G) ANY REMAINING PERSONAL PROPERTY WILL REMAIN WITH THE REAL ESTATE AT THE TIME OF CLOSING.