

AGREEMENT TO PURCHASE REAL ESTATE

This contract dated the _____ in which **Buyer:** Property Preservation Project LLC offers to purchase from **Seller:** _____ the following described real estate, together with all improvements thereon and all appurtenant rights, located at: **Address:** _____ **County of** _____ **APN:** _____

In consideration of the sum of \$10 as earnest money due upon completion of inspection period, seller agrees:

The purchase price is to be \$ _____ payable in cash at closing.

1. 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.
2. Seller and tenant (if any) will make property accessible to show partner, lenders, inspectors, appraisers and contractors prior to closing.
3. 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.
4. 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 including past due property taxes. Current years taxes shall be prorated at closing. 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.
5. This agreement is subject to the final inspection and approval of the property by the Buyer and their Partner 60 business days after the date this contract is received by Buyer.
6. Closing date shall be on or before 60 business days from the date signed below by the Seller. Seller grants any extension needed to clear title or to complete closing documentation. This offer, when accepted, comprises the entire agreement of both Purchaser and Seller, and it is agreed that no other representations have been made. Purchase contract is assignable.
7. Additional terms: _____.

Date: _____

Date: _____

Seller: _____

Buyer: _____

Please Print: _____

Please Print: _____