

OTHER COSTS/FEES:

The Seller or Buyer is responsible for the following (potential) Costs and Fees (affix "X" at applicable Cost or Fees):

Title Fee:	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> Buyer
Title Insurance Costs:	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> Buyer
Escrow Fees:	<input checked="" type="checkbox"/> Seller	<input type="checkbox"/> Buyer
Recording Fees:	<input checked="" type="checkbox"/> Seller	<input type="checkbox"/> Buyer
Document/Transaction Stamps/Taxes:	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> Buyer
Survey Costs:	<input checked="" type="checkbox"/> Seller	<input checked="" type="checkbox"/> Buyer
Brokerage Commission:	N/A Seller	N/A Buyer
Other:		
i.	<input type="checkbox"/> Seller	<input type="checkbox"/> Buyer
ii.	<input type="checkbox"/> Seller	<input type="checkbox"/> Buyer
iii.	<input type="checkbox"/> Seller	<input type="checkbox"/> Buyer

• **PERSONAL PROPERTY/FIXTURES:**

Seller and Buyer agree Seller shall not remove from the premises any fixture or personal property and that all fixtures and personal property are included in the Purchase and Sale price. The parties may agree to attach hereto, as Exhibit B, a list of all personal property and fixtures included in the sale. In the event "Exhibit B" is agreed upon by both parties said exhibit is incorporated herein, and made part of this agreement.

• **NUMBER OF LEGAL UNITS**

Seller warrants that the number of legal apartment units on the property is 9.

• **NO LAWSUITS, ETC.**

Seller warrants that Seller has no actual knowledge of any current pending lawsuits, investigations, inquiries, actions or other proceedings affecting the Property or the right to use and occupy it.

• **DEFECTS**

Seller warrants the property is free from hazardous substances and any violation of zoning, environmental, building or other codes or ordinances, and warrants there are no known facts that may adversely impact the property value.

• **STRUCTURAL MODIFICATIONS**

Seller shall disclose to Buyer in writing any known structural additions or modifications, or alterations to the Property, or the installation, alteration, repair or replacement of significant components of the structures upon the Property.

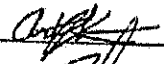
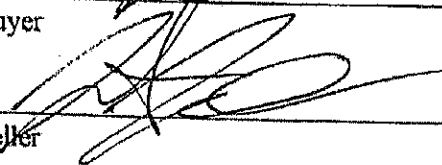
• **INSPECTION:**

Seller shall allow Buyer and/or Buyer's inspector complete access to the real property prior to closing for the purpose of performing a whole property inspection at Buyer's expense. Seller shall allow Buyer and/or Buyer's inspector 30 business days, excluding nationally recognized holiday, to perform inspection. Buyer's obligation to close is contingent on the results of the inspection(s) and Buyer's satisfaction with the results of the same. Buyer may terminate this Agreement by delivering a written notice of termination to Seller within 30 business days and all earnest money shall be returned to Buyer.

• **CLOSING:**

This transaction will be closed by August 9th, 2017, and shall only be extended as required by Title Company to complete Title Company required paperwork.

This document contains the final terms and agreement of the parties, and is approved by the parties on this 9 (day) day of May (month), 2017.

<u></u>	<u>5-9-17</u>
Buyer	Date
<u></u>	<u>5-17-17</u>
Seller	Date