

AGREEMENT TO PURCHASE REAL ESTATE

The signers below agree to purchase property from the current owner located at 1357 Grand Avenue in the city of West Des Moines in the state of Iowa based on the following terms and conditions.

1. Purchase price and conditions of payment
The purchase price is 325,476 dollars to be paid by the following variables of payment.
 - a. Paid entirely in cash
 - b. Paid with cash with a new mortgage within sixty days of the purchase date. If this cannot be completed the agreement may be terminated and fully refunded.
 - c. Paid with cash with an existing mortgage. If this cannot be completed the agreement may be terminated and fully refunded.

2. Property Taxes
Taxes from the sale of this real estate will wait to be charged until the property is in possession of the purchaser.

3. Title and Abstract
The property seller must give the property Title and Abstract to the purchaser once the offer has been accepted.

4. Possession
The purchaser will have access to the property on November first of 2014. If the seller does not vacate by this date, a daily fine will be paid to the purchaser as a breach of contract fee.

5. Loss and Damage
If any of the property is damaged including events such as catastrophic weather, arson, or vandalism, the seller will be liable for fixing these damages.

6. Improvements
The following improvements and properties will stay with the property and be up to standard by the time of possession.
Blinds, ceiling fans, bathroom mirrors, outdoor playset, outdoor shed, washer and drier

The above offer is void if not accepted by October 21 of 2014 at 12 PM.

The closing will take place within 30 days of the acceptance of this offer with the Title and Abstract present.

This offer has been made at 9:07 AM on September 16 of 2014.

Purchaser

Date

Purchaser

Date

The above offer has been accepted by Bob T. Sarcony and Jill B. Sarcony, current property owners and sellers. The above sellers agree to pay the closing costs of 6,435 dollars upfront.

Seller

Date

Seller

Date