

INSTRUCTIONS FOR RETURNING AGREEMENT

Option 1: Sign and take a picture of the contract with your phone, and text it to (813)733-7073

Option 2: Email the picture to mel@jolproperties.com

PURCHASE AND SALE AGREEMENT

This contract dated 03/07/2024 in which Buyer: JOL Property Ventures LLC, offers to purchase from Seller: Edward Mittelstaedt the following described real estate, together with all improvements thereon and all appurtenant rights, located at: , , Florida

APPROX ACREAGE: 0.16

APN / PARCEL ID: 40-1N-28-0090-37500-0160

- 1) The purchase price is to be \$300 _____ **payable in cash at closing.**
- 2) The conditions of this Purchase are as follows:
 - a) 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.
 - b) If Seller cannot provide clear title, or clear access, or doesn't allow proper inspection of the property, Buyer will be released from any further obligation under this contract; otherwise Seller promises to sell under this contract.
 - c) Buyer shall select closing agent and where the Closing will be held.
 - d) The Buyer has the right to assign this Agreement and market the Property without Seller consent with such assignment and all rights and obligations herein to be binding upon and benefit successors, heirs, and assigns.
 - e) Buyer's performance in buying this property is contingent upon the Buyer's satisfactory due diligence of the property.
- 3) Taxes to be prorated, any previous year's taxes to be paid by Seller. All attorney closing fees and customary closing costs shall be paid by the **Buyer**.
- 4) Closing will be within Ninety (90) Days of agreement being accepted and signed by both Buyer and Seller. Seller grants any extension needed to clear title or to complete closing documentation. Title to the above described real estate to be conveyed by General Warranty Deed or other customary instrument of transfer.
- 5) Closing may be extended an additional Thirty (30) days at Buyer request if still performing due diligence under the terms of this agreement.
- 6) 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.
- 7) This offer, when accepted, comprises the entire agreement of Purchaser and Seller, and it is agreed that no other representations have been made.
- 8) This offer will become a binding agreement when accepted and signed by both Buyer and Seller. If it is not accepted and signed by the Seller prior to 03/10/2024, this agreement will be void.
- 9) Buyer is agreeing to purchase property to lease or resell for a profit. Buyer and Seller agree that the Buyer is not intending to occupy the property. Seller understands that Buyer and/or its assigns or representatives are not earning any fee or commission from Seller. Seller should not expect representation from Buyer and/or its assigns or representatives.
- 10) Seller agrees that Buyer can market the property, including on the MLS, for buyers prior to closing.

11) Buyer retains the right to terminate this agreement by delivering to the Seller a written notice of cancellation.

12) Additional Terms (if applicable):

SELLER:

Signature: _____

Printed Name & Date: _____

Signature: _____

Printed Name & Date: _____

BUYER:

Signature: _____

Printed Name & Date: _____