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Form # 2043 07/21

SPECIAL SALE CONTRACT

DATE: May 4, 2022

1 **Note: This contract does not have many clauses protecting Buyers included in the Residential Sale Contract, Form #2090. It**
2 **should normally be used only for the sale of property without provision for building, termite, environmental, gas, municipal,**
3 **insurability, and other inspections. Regardless of whether Seller’s Disclosure Form is to be provided, Seller is still obligated to**
4 **comply with Federal and State laws which require disclosure of certain defects, hazardous conditions and adverse material facts.**

5 **1. PARTIES AND PROPERTY.**

6 _____, Buyer(s), agrees to purchase from the
7 undersigned Seller, the following real property in the municipality of (if incorporated), n/a, County of
8 Saint Louis, Missouri (legal description on Seller’s title to govern) being all the real property
9 Seller owns at said address: 8935 Eden Ave, St Louis, MO 63123.

10 **2. INCLUSIONS AND EXCLUSIONS.**

11 The purchase price includes all existing improvements on the property (if any) and appurtenances, fixtures and equipment (which
12 Seller guarantees to own free and clear) including:

13 **Note: To avoid any misunderstanding, the parties are urged to list as “included” or “excluded” any items which may be subject**
14 **to question or unclear as to being considered a “fixture” such as electronic equipment. The purchase price includes all existing**
15 **improvements on the property (if any) and appurtenances, fixtures and equipment (which Seller guarantees to own free and**
16 **clear) including:**

17 In addition, the following items are included: _____

18 _____
19 The following items are excluded: N/A
20 _____

21 **3. PURCHASE PRICE.**

22 \$ _____ is the total purchase price to be paid as follows:
23 \$ 2,000 earnest money (\$0 if none stated) (**check one**) received for delivery to **OR** to be delivered to
24 Investors Title Co, Stacey Schwartz 314-951-1940 escrow agent within
25 4 HOURS days (3 days if none stated) after “Acceptance Deadline” date. Selling broker to be
26 escrow agent if none specified above.
27 \$ NA additional earnest money (\$0 if none stated) to be delivered to escrow agent within N/A days
28 after the “Acceptance Deadline” date (15 days if none stated) or N/A.

29 The balance, including any adjustments set forth in this contract, less, any amount of Seller financing or of Seller’s loan being
30 assumed as stipulated in this contract, if applicable, is to be paid at Closing, by cashier’s check, wire transfer or any form acceptable
31 to Closing agent.

32 **4. METHOD OF FINANCING.**

33 **Note: If Buyer’s lender or Closing agent cannot fulfill their obligations under the Dodd-Frank Wall Street Reform and**
34 **Consumer Protection Act and the regulations promulgated by the Consumer Financial Protection Bureau, it may be**
35 **necessary for the Buyer to request Seller to agree to an extension of the Closing Date.**

36 **Not Contingent Upon Financing.** This contract is not contingent upon financing; however, Buyer reserves the right to finance
37 any portion of the purchase price.

38 **Contingent Upon Financing.** Buyer agrees to do all things necessary, including, but not limited to the execution of a loan
39 application and other instruments, the payment to the lender of the credit report, appraisal and any other required fees, and to
40 otherwise cooperate fully in order to obtain the financing described below. If Buyer does not deliver written notice, provided
41 by Buyer’s lender, to Seller or listing broker, of Buyer’s inability to obtain a loan approval on the terms described below on
42 or before _____ (or 30 days after the “Acceptance Deadline” date if none stated) (the Loan

_____/_____/_____
Initials BUYER and SELLER acknowledge they have read this page _____/_____
BUYER BUYER SELLER SELLER

43 Contingency Date) then this condition shall be deemed waived and Buyer's performance under this contract shall thereafter
44 not be conditioned upon Buyer's obtaining financing. If lender will not give Buyer such written notice then Buyer may directly
45 notify Seller or listing broker (on or before the Loan Contingency Date) by providing a notarized affidavit that Buyer has
46 complied with all of the terms of this paragraph and that despite request, Buyer was unable to obtain such written notice from
47 lender. If Buyer has complied with the terms of this paragraph and has timely provided written notice to Seller or listing broker
48 of Buyer's inability to obtain the loan approval, then this contract shall be terminated with earnest money to be returned to
49 Buyer, subject to paragraph 12.

50 **Note: If Loan Contingency Date passes without written notice as outlined above, Buyer remains obligated under this**
51 **contract. Therefore, Buyer should be certain that he will have the funds to close. If Buyer's performance under this**
52 **contract is to be independently conditioned upon the property appraising at a specified value, then Buyer should**
53 **complete and attach to this contract an appropriate appraisal rider.**

54 Loan amount: _____% of the purchase price **OR** \$ _____.
55 Initial interest rate not to exceed: _____%. Amortization term: _____ years.
56 Other terms (none if blank): _____
57 LOAN TYPE: (Check applicable) Conventional FHA VA Other: _____
58 RATE TYPE: (Check applicable) Fixed Rate Adjustable Rate Other: _____

59 Seller agrees to pay, at Closing, a cost not to exceed _____% of purchase-price **OR** \$ _____
60 (\$0 if none stated) towards Buyer's closing costs, prepaids, points and other fees allowed by lender.

61 **5. CLOSING AND POSSESSION.**

62 **Note: All parties are encouraged to use the same title company to reduce risk. If Seller does not close at the same title**
63 **company as Buyer, or Seller's choice of title company does not have a common underwriter with Buyer's title company,**
64 **then Seller will be required to sign a Notice of Closing or Settlement Risk acknowledging that their settlement funds are**
65 **not protected by the title insurance underwriter.**

66 The "Closing" is the exchange of the Seller's deed for the total purchase price. Seller shall be deemed to have received funds when
67 funds are received by Seller or Seller's title company. The Closing of this sale shall take place on
68 _____ May 26, 2022 _____ or any other date that both parties agree in writing. Buyer will close at
69 _____ Investors Title Co _____, the title company which provides title insurance. Regardless of who closes
70 for Buyer, Seller may close at the title company of Seller's choice. Title will pass when the sale is closed. Seller to deliver
71 possession of the property and keys to Buyer no later than **(check one only):** Closing **OR** _____m (time) of
72 _____ (date) **but in no event prior to Closing as defined above. All parties agree to sign Closing documents**
73 **at a time that facilitates this possession. Note: If possession is to be delivered on a day other than Closing, as defined above,**
74 **parties should complete the appropriate rider.** Deed as directed by Buyer. Except for tenants lawfully in possession, Seller
75 warrants that the property will be vacant and free of personal property (except as otherwise provided herein) and debris, at time of
76 possession and delivered to Buyer in its same condition (together with any improvements or repairs required by this contract),
77 ordinary wear and tear excepted, as it was on the date of this contract. Buyers should change locks and codes following possession.
78 Buyer and Seller authorize title company and/or Closing agent to release to broker(s) signed copies of the Closing statements.
79 **Note: Parties are cautioned to always call to confirm instructions before sending any funds via wire transfer.**

80 **6. TITLE AND SURVEY.**

81 Seller shall transfer title to Buyer by general warranty deed (or fiduciary deed, where applicable), subject to the following:
82 a) zoning regulations; b) leases and occupancy of tenants existing on the date contract is executed by Buyer and disclosed to Buyer
83 in writing before execution of contract by Buyer; c) general taxes payable in the current year and thereafter; d) any lien or
84 encumbrance created by or assumed by Buyer in writing or any easement accepted by Buyer in writing; e) subdivision, use and
85 other restrictions, rights of way and utility easements, all of record, which do not adversely affect the use of the property as it exists
86 for residential purposes at the time of the contract.

87 **Check applicable box (whether "Seller to Order, Provide and Purchase Title" or "Buyer to Order, Provide and Purchase**
88 **Title").**

89 **Seller to Order, Provide and Purchase Title. Note: Any Seller paid title costs set forth below are in addition to any**
90 **Seller paid costs in Paragraph 4.**

91 Not later than _____ days (5 days if none stated) after the "Acceptance Deadline" date, Seller will order a commitment
92 for title insurance to be provided to the Buyer for both an Owner's policy of title insurance and for a lender's policy of title
93 insurance (if required by lender) in the latest ALTA form including mechanics lien coverage from the title company selected
94 in paragraph 5. Seller and Buyer authorize and direct the title company to furnish this commitment to the selling and listing
95 broker. Seller shall pay for the title insurance (including title premium and title service charges), at Closing, at a cost not to
96 exceed \$ _____. Buyer to pay title cost exceeding this amount.

97 **Buyer to Order, Provide and Purchase Title.**

98 Buyer may, at Buyer's option and expense, order a title examination and commitment to issue an Owner's and/or lender's policy
99 of title insurance in the latest ALTA form including mechanics lien coverage from the title company specified in paragraph 5.

161 9. LOSS.

162 Risk of loss to the improvements of the property shall be borne by the Seller until title is transferred. If any improvements covered
163 by this contract are damaged or destroyed, Seller shall immediately notify Buyer or selling broker in writing of the damage or
164 destruction, the amount of insurance proceeds payable, if any, and whether Seller intends to restore the property prior to Closing,
165 to its condition at the time of the contract. In the event Seller restores the property to its prior condition before scheduled Closing,
166 and provides Buyer with proof of the repairs, Buyer and Seller shall proceed with Closing. In the event the property is not to be
167 restored to its prior condition by the Seller before Closing, Seller shall immediately provide Buyer or selling broker with a copy of
168 any policies of insurance, the name and number of the agent for each of said policies, and written authorization (if needed) for
169 Buyer to communicate with the insurer. Buyer may either a) proceed with Closing and be entitled to the amount of insurance
170 proceeds relating to real property improvements, if any, payable to Seller under all policies insuring the improvements plus receive
171 a credit from the Seller at Closing in an amount equal to the deductible not covered by insurance, or b) terminate the contract,
172 thereby releasing all parties from liability hereunder. If all of the aforementioned insurance information is received by the Buyer
173 or selling broker more than ten (10) days prior to the scheduled Closing date, Buyer is to give written notification to Seller or
174 listing broker as to his election of (a) or (b) above within ten (10) days after the Buyer or selling broker's receipt of such
175 information; and if not received by Buyer or selling broker more than ten (10) days prior to the scheduled Closing date, Buyer
176 may, at Buyer's option and by written notice to Seller or listing broker, extend the Closing date up to ten (10) days, during which
177 time Buyer may make his election as to (a) or (b) above. Failure by Buyer to notify Seller shall constitute an election to terminate
178 the contract. If the contract is terminated in accordance with the provisions of this paragraph, Buyer's earnest money is to be
179 returned, subject to paragraph 12. Seller agrees to reimburse Buyer's cost to pay for title, survey, inspection(s) and appraisal.

180 10. ASSIGNABILITY OF CONTRACT.

181 This contract is assignable by Buyer, but not without the written consent of Seller if: a) Seller is taking back a note and deed of
182 trust as part of the purchase price, or b) Buyer is assuming the existing note. Assignment does not relieve the parties from their
183 obligations under this contract.

184 11. MISCELLANEOUS PROVISIONS.

185 Time is of the essence in the performance of the obligations of the parties. All references to a specified time shall mean Central
186 Time. This contract shall be binding on and for the benefit of the parties and their respective heirs, personal representatives,
187 executors, administrators or assigns. This contract shall be considered a contract for the sale of real property and shall be construed
188 in accordance with the laws of the State of Missouri. This contract constitutes the entire agreement between the parties hereto and
189 there are no other understandings, written or oral, relating to the subject matter hereof. The contract may not be changed, modified
190 or amended, in whole or in part, except in writing signed by all parties.

191 12. EARNEST MONEY.

192 Buyer and Seller agree that the earnest money received by the escrow agent in connection with this contract shall be deposited
193 within ten (10) banking days after the "Acceptance Deadline" date. Additional earnest money, if applicable, is to be deposited by
194 escrow agent within ten (10) banking days after receipt. Any earnest money received within ten (10) banking days prior to the
195 scheduled Closing date, shall be in the form of a cashier's check or any other form acceptable to the escrow agent. If sale is closed,
196 earnest money to apply to the purchase. If any earnest money is being returned to Buyer, Buyer agrees that any expenses for
197 services requested by Buyer may be withheld by escrow agent and paid to the applicable service provider(s). In the event of a
198 dispute over any earnest money held by the escrow agent, the escrow agent shall continue to hold said deposit in its escrow account
199 until: 1) escrow agent has a written release from all parties consenting to its disposition; or 2) until a civil action is filed to determine
200 its disposition (at which time payment may be made into court, and in such event, court costs and escrow agent's attorney fees will
201 be paid from earnest money); or 3) until a final court judgment mandates its disposition; or 4) as may be required by applicable
202 law. The parties specifically acknowledge and agree that whenever ownership of the earnest money or any other escrowed funds,
203 received by a Missouri licensed real estate broker, is in dispute between the parties, said broker is required by Missouri Statute,
204 Section 339.105.4 RSMo to report and deliver the monies to the State Treasurer within 365 days of the initial projected Closing
205 date. Broker shall not report and deliver any such monies to the State Treasurer until at least sixty (60) days after the initial projected
206 Closing date.

207 **Note: An escrow agent who is not a licensed real estate broker is not bound by Missouri statutes and regulations which**
208 **apply to earnest money deposits. If the escrow agent is not a licensed broker, the parties are urged to have the escrow agent**
209 **agree in writing to be bound by the provisions of this contract before being named as the escrow agent.**

210 13. REMEDIES.

211 If either party defaults in the performance of any obligation of this contract, the party claiming a default shall notify the other party
212 in writing of the nature of the default and his election of remedy. The notifying party may, but is not required to, provide the
213 defaulting party with a deadline for curing the default. If the default is by Buyer, Seller may either accept the earnest money as
214 liquidated damages and release Buyer from the contract (in lieu of making any claim in court), or may pursue any remedy at law
215 or in equity. If Seller accepts the earnest money, it shall be divided as follows: expenses of broker and Seller in this transaction will
216 be reimbursed, and balance to go one-half to Seller, and one-half divided equally between listing broker and selling broker (if working
217 as subagent of Seller) in lieu of commission on this contract. If the default is by Seller, Buyer may either release Seller from liability
218 upon Seller's release of the earnest money and reimbursement to Buyer for all direct costs and expenses, as specified in Buyer's notice

268 **20. SELLER'S DISCLOSURE STATEMENT. (Check one)**

- 269 Buyer confirms that before signing this offer to purchase, Buyer has read a copy of the Seller's Disclosure Statement for this
- 270 property. The Seller's Disclosure Statement is not a substitute for any inspection that Buyer may wish to obtain. Buyer is
- 271 advised to address any concerns Buyer may have about information in the statement by use of contingencies in the contract.
- 272 Seller agrees to provide Buyer with a Seller's Disclosure Statement within one (1) day after the "Acceptance Deadline" date.
- 273 Buyer shall have three (3) days after the "Acceptance Deadline" date to review said statements and to declare in writing that
- 274 the contract is terminated and the earnest money is to be returned to Buyer, subject to paragraph 12. Otherwise, this
- 275 contingency shall be deemed as waived by Buyer.
- 276 No Seller's Disclosure Statement will be provided by Seller.

277 By his signature, Seller confirms that the information in the Seller's Disclosure Statement is accurate as of the date of this contract.

278 Seller will fully and promptly disclose in writing any new material information pertaining to the property that is discovered at any

279 time prior to Closing. Seller states that if Seller knows or should have known that the property was a lab, production or storage site

280 for methamphetamine, or was the residence of a person convicted of crimes related to methamphetamine, Seller will attach a

281 written explanation.

282 **Note: The Seller's Disclosure Statement is not in any way incorporated into the terms of this contract.**

283 **21. RELATIONSHIPS AND COMMUNICATION DISCLOSURES.**

284 Buyer and Seller confirm that disclosure of the licensee's relationship was made no later than the first showing of the property,

285 upon first contact, or immediately upon the occurrence of a change to the relationship.

286 **Note: Under MREC Rules and Regulations, one box must be checked in each of the following two sections by the Selling**

287 **Licensee.**

288 **Licensee assisting Seller is a: (Check appropriate box)**

- 289 Seller's Agent: Licensee is acting on behalf of the Seller.
- 290 Buyer's Agent: Licensee is acting on behalf of the Buyer.
- 291 Dual Agent: Licensee is acting on behalf of both Seller and Buyer.
- 292 Designated Agent: Licensee has been designated to act on behalf of the Seller.
- 293 Transaction Broker Assisting Seller: Licensee is not acting on behalf of either Seller or Buyer.

294 **Licensee Personal Interest Disclosure: (Complete only if applicable)**

295 _____(insert name of licensee) is a real

296 estate broker or salesperson licensed in the state of _____ and is (Check one or more, as applicable)

297 a party to this transaction; a principal of and/or has a direct or indirect ownership interest with Seller Buyer; and/or

298 an immediate family member of Seller Buyer Other Specify: _____

299 **Licensee assisting Buyer is a: (Check appropriate box)**

- 300 Buyer's Agent: Licensee is acting on behalf of the Buyer.
- 301 Seller's Agent: Licensee is acting on behalf of the Seller.
- 302 Dual Agent: Licensee is acting on behalf of both Buyer and Seller.
- 303 Designated Agent: Licensee has been designated to act on behalf of the Buyer.
- 304 Transaction Broker Assisting Buyer: Licensee is not acting on behalf of either Buyer or Seller.
- 305 Subagent of Seller: Licensee is acting on behalf of the Seller.

306 **Licensee Personal Interest Disclosure: (Complete only if applicable)**

307 _____(insert name of licensee) is a real

308 estate broker or salesperson licensed in the state of _____ and is (Check one or more, as applicable)

309 a party to this transaction; a principal of and/or has a direct or indirect ownership interest with Seller Buyer; and/or

310 an immediate family member of Seller Buyer Other Specify: _____

311 **Sources of compensation to Broker(s), including commissions and/or other fees: Seller Buyer**

312 Buyer and Seller acknowledge that they have received and read the Missouri Real Estate Commission Broker Disclosure Form.
313 By signing below, the licensees confirm making disclosure of the brokerage relationship to the appropriate parties.
314 All Parties agree that this transaction can be conducted by electronic/digital signatures, according to the Uniform Electronic
315 Transaction Act as adopted by the state of Missouri.

316 _____ **MORE, REALTORS** _____
317 **Brokerage Firm Name Assisting Buyer** **Brokerage Firm Name Assisting Seller**
318 **Broker's Firm State License ID#:** _____ **Broker's Firm State License ID#:** 2000174929
319 **By (Signature):** _____ **By (Signature):** _____
320 **Printed Name:** _____ **Printed Name:** Sandie Hea
321 **Licensee State License ID#:** _____ **Licensee State License ID#:** 1999027577
322 **Date:** _____ **MLS ID:** _____ **Date:** May 4, 2022 **MLS ID:** SMHEA
323 **OFFER to be accepted by Seller by:** 8:30 p. m of May 4, 2022

324 _____
325 **BUYER SIGNATURE** **DATE** **BUYER SIGNATURE** **DATE**
326 _____
327 **Buyer Printed Name** **Buyer Printed Name**

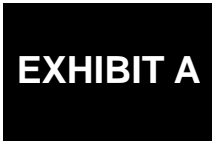
328 **SELLER ACCEPTS THE TERMS SET FORTH IN THIS CONTRACT.**

329 _____
330 **SELLER SIGNATURE** **TIME and DATE** **SELLER SIGNATURE** **TIME and DATE**
331 Agnes R. Hoffman
332 **Seller Printed Name** **Seller Printed Name**

333 **OR** _____ **(initials) WE REJECT THIS OFFER AND MAKE A COUNTEROFFER.**
334 **(use Form #2164 Sale Contract Counteroffer Form).**

335 **OR** _____ **(initials) WE REJECT THIS OFFER.**
336 **Note: Unless otherwise agreed in writing, "Acceptance Deadline" is defined as the date for acceptance which was provided to**
337 **the last party whose signature resulted in a contract (even if that signature was obtained before the deadline).**

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Form # 2089 01/20

AMENDMENT TO SALE CONTRACT

1 SALE CONTRACT DATE: _____

2 PROPERTY: _____

3 BY AND BETWEEN: _____, Buyer(s)
4 and the undersigned Seller(s).

5 Buyer and Seller agree to amend the Sale Contract only as to those matters checked below:

6 New Closing date: _____

7 New Possession date (check one): Closing or _____ m (time) of _____ (date)

8 New Loan Contingency date: _____

9 New Purchase price: \$ Final Purchase Price as computed per section 2 of Buyer's Premium Rider.

10 New Loan Amount: _____ % of the purchase price, or \$ _____

11 New Interest Rate not to exceed: _____ %

12 New Amortization term: _____ years

13 New Loan type: _____ (If FHA/VA, attach form #2135fha or #2135va)

14 Seller agrees to pay, at Closing, a cost not to exceed _____ % of purchase price or \$ _____
15 (\$0 if none stated) towards Buyer's closing costs, prepaids, points and other fees allowed by lender.

16 New contingency deadline date: _____ Describe contingency: _____
17 _____

18 Paragraph# _____, Line# _____ or Rider# _____ is changed as follows: _____
19 _____

20 Paragraph# _____, Line# _____ or Rider# _____ is changed as follows: _____
21 _____

22 Uncheck box on line 98 (if Residential Sales contract, line 255 if Special Sales contract) removing
23 "Buyer's Premium Rider" from contract.
24 _____
25 _____

26 _____
27 BUYER SIGNATURE DATE SELLER SIGNATURE DATE

28 _____
29 Buyer Printed Name Seller Printed Name

30 _____
31 BUYER SIGNATURE DATE SELLER SIGNATURE DATE

32 _____
33 Buyer Printed Name Seller Printed Name