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Form # 2043 07/21

# SPECIAL SALE CONTRACT

		DATE: May 4, 2022
1 2 3 4	sho ins	te: This contract does not have many clauses protecting Buyers included in the Residential Sale Contract, Form #2090. It buld normally be used only for the sale of property without provision for building, termite, environmental, gas, municipal, urability, and other inspections. Regardless of whether Seller's Disclosure Form is to be provided, Seller is still obligated to uply with Federal and State laws which require disclosure of certain defects, hazardous conditions and adverse material facts.
5	1.	PARTIES AND PROPERTY.
6		
7 8		undersigned Seller, the following real property in the municipality of (if incorporated),, County of, Saint Louis, Missouri (legal description on Seller's title to govern) being all the real property
9		Seller owns at said address:
10 11 12 13	2.	INCLUSIONS AND EXCLUSIONS.  The purchase price includes all existing improvements on the property (if any) and appurtenances, fixtures and equipment (which Seller guarantees to own free and clear) including:  Note: To avoid any misunderstanding, the parties are urged to list as "included" or "excluded" any items which may be subject to question or unclear as to being considered a "fixture" such as electronic equipment. The purchase price includes all existing
5		improvements on the property (if any) and appurtenances, fixtures and equipment (which Seller guarantees to own free and clear) including:
7		In addition, the following items are included:
18 19 20		The following items are excluded: N/A
21 22 23 24 25 26	3.	PURCHASE PRICE.  \$
28		after the "Acceptance Deadline" date (15 days if none stated) or
29 80 81		The balance, including any adjustments set forth in this contract, less, any amount of Seller financing or of Seller's loan being assumed as stipulated in this contract, if applicable, is to be paid at Closing, by cashier's check, wire transfer or any form acceptable to Closing agent.
32 33 34 35	4.	METHOD OF FINANCING.  Note: If Buyer's lender or Closing agent cannot fulfill their obligations under the Dodd-Frank Wall Street Reform and Consumer Protection Act and the regulations promulgated by the Consumer Financial Protection Bureau, it may be 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.
88		Contingent Upon Financing. Buyer agrees to do all things necessary, including, but not limited to the execution of a loan
39 10		application and other instruments, the payment to the lender of the credit report, appraisal and any other required fees, and to otherwise cooperate fully in order to obtain the financing described below. If Buyer does not deliver written notice, provided
10 11		by Buyer's lender, to Seller or listing broker, of Buyer's inability to obtain a loan approval on the terms described below on
12		or before (or 30 days after the "Acceptance Deadline" date if none stated) (the Loan

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 55		Loan amount:
55		Initial interest rate not to exceed:
56		Other terms (none if blank):
57 50		DATE TYPE: (Check applicable) Delived Pote D
58		RATE TYPE: (Check applicable)
59		□ Seller agrees to pay, at Closing, a cost not to exceed% of purchase-price <b>OR</b> \$
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		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 of
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.

Note: This should be ordered promptly after contract acceptance in order to allow sufficient time to obtain and review documents, and, if necessary, object to defects that may be discovered.

Buyer may, at Buyer's option and expense, order a Boundary Survey and Improvement Location ("stake survey") or a Surveyor's Real Property Report (SRPR) of the property to determine if there are any defects, encroachments, overlaps, boundary line or acreage discrepancies, or other matters that would be disclosed on a survey.

Note: A "stake survey" is generally required in order to obtain full survey coverage in an Owner's policy of title insurance. A SRPR may or may not disclose all of the defects involving such matters as encroachments, overlaps, boundary line or acreage discrepancies.

If any defects are discovered as a result of the title examination, title commitment, or the survey, and if Buyer chooses to act on this contingency, Buyer shall within \_\_\_\_\_\_\_ days (25 days if none stated) after the "Acceptance Deadline" date, furnish a copy of the document evidencing the defect to Seller or listing broker stating, in writing, any title or survey defects that are 1) unacceptable to Buyer; 2) not listed above; and 3) adversely affect the use of the property as it exists for residential purposes at the time of the contract. Failure by Seller or listing broker to receive such objections to title or survey within such time will constitute a waiver by Buyer of any objections to the title so long as Buyer is able to obtain at Closing, an Owner's title insurance policy in the latest ALTA form including mechanics lien coverage. If Buyer does timely object to any title or survey defects, Seller has five (5) days from receipt of Buyer's notice of objection by Seller or listing broker, to agree in writing to correct the defects prior to Closing at Seller's expense. If Seller does not so agree, this contract is terminated unless Buyer, within two (2) additional days, agrees in writing to accept the title and survey "as is". If the contract is terminated in accordance with the provisions of this paragraph, Buyer's earnest money is to be returned, subject to paragraph 12 and Seller agrees to reimburse Buyer's cost to pay for title, survey, inspection(s) and appraisal. Seller shall be responsible for clearing any defects that arise between the date of the contract acceptance and Closing.

Note: Easements, subdivision indentures, and government regulations may affect Buyer's intended use of the property. Construction of improvements (for example: a room addition, fence or swimming pool), non-residential use of the property (for example: use of a room for a business), or the right to keep certain vehicles or animals on the property, all may be affected. Buyer is advised to review all easements, government regulations, and subdivision indentures before making an offer to purchase the property if he plans these or similar uses. If Buyer requires assistance in reviewing easements, surveys, indentures, or other matters affecting title or use of the property, Buyer should consult an attorney.

### 7. FRANCHISE DISCLOSURE.

Although one or more of the Brokers may be a member of a franchise, the franchisor is not responsible for the acts of said Broker(s).

## 8. ADJUSTMENTS AND CLOSING COSTS.

Adjustments, charges, and Closing costs are agreed to be paid by the parties (subject to Rider #2135fha or #2135va and current FHA and VA regulations) as follows:

## **Buyer shall pay for (where applicable):**

- hazard insurance premium(s) and flood insurance premium, if required by lender;
- survey and title company charges (for example: Closing, recording, escrow, wire and closing protection letter fees) customarily paid by Buyer, subject to paragraph 8;
- any charges imposed by lender (for example: appraisal and credit report fees, loan discount points, loan origination fees, funding fees, and other loan expenses), unless specifically agreed to be paid by Seller;
- building, termite, and environmental inspections;
- the fair market value of any heating oil or propane gas in tank(s) on the property at Closing, based on supplier's current charges;
- real estate compensation to broker per separate written agreement;
- municipal occupancy permit; and
- agreed upon repairs.

#### Seller shall pay for (where applicable):

- existing loans on property (if not assumed by Buyer);
- any expenses of Buyer's loan agreed to in paragraph 4;
- title company charges (for example: Closing, release, escrow, wire and closing protection letter fees) customarily paid by Seller, subject to paragraph 8;
- special taxes and special assessments levied before Closing; and
- real estate compensation to broker per separate written agreement; Seller authorizes selling portion of commission to be paid directly to selling broker; and
- agreed upon repairs.

# Buyer and Seller shall have prorated and adjusted between them on the basis of thirty (30) days to the month as of the date of Closing (Seller to pay for last day):

- current rents whether collected or not by Seller (Seller to receive rent for day of Closing); rents which are delinquent over thirty (30) days to be collected by Seller and not adjusted;
- general taxes (based on assessment and rate for current year, if both are available, otherwise based on previous year);
- district improvement assessments for current year; Buyer to pay thereafter;
- subdivision upkeep assessments and monthly condominium fee;
- interest (when Buyer assumes existing loan); and
- flat rate utility charges (including water, sewer, and trash).

#### **9. LOSS.**

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

#### 10. ASSIGNABILITY OF CONTRACT.

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 trust as part of the purchase price, or b) Buyer is assuming the existing note. Assignment does not relieve the parties from their obligations under this contract.

## 11. MISCELLANEOUS PROVISIONS.

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

## 12. EARNEST MONEY.

Buyer and Seller agree that the earnest money received by the escrow agent in connection with this contract shall be deposited within ten (10) banking days after the "Acceptance Deadline" date. Additional earnest money, if applicable, is to be deposited by escrow agent within ten (10) banking days after receipt. Any earnest money received within ten (10) banking days prior to the 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, earnest money to apply to the purchase. If any earnest money is being returned to Buyer, Buyer agrees that any expenses for services requested by Buyer may be withheld by escrow agent and paid to the applicable service provider(s). In the event of a dispute over any earnest money held by the escrow agent, the escrow agent shall continue to hold said deposit in its escrow account 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 its disposition (at which time payment may be made into court, and in such event, court costs and escrow agent's attorney fees will be paid from earnest money); or 3) until a final court judgment mandates its disposition; or 4) as may be required by applicable law. The parties specifically acknowledge and agree that whenever ownership of the earnest money or any other escrowed funds, received by a Missouri licensed real estate broker, is in dispute between the parties, said broker is required by Missouri Statute, Section 339.105.4 RSMo to report and deliver the monies to the State Treasurer within 365 days of the initial projected Closing date. Broker shall not report and deliver any such monies to the State Treasurer until at least sixty (60) days after the initial projected Closing date.

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

#### 13. REMEDIES.

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

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of default (in lieu of making any claim in court), or may pursue any remedy at law and in equity, including enforcement of sale.

Buyer's release of Seller does not relieve Seller of his liability to brokers under the listing contract. In the event of litigation between the parties, the prevailing party shall recover, in addition to damages or equitable relief, the cost of litigation including reasonable attorney's fee. This provision shall survive Closing and delivery of Seller's deed to Buyer.

# 14. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA).

Seller represents that it is not a foreign person as described in the Foreign Investment in Real Property Tax Act [26 U.S.C §1445] and agrees to deliver a certificate at Closing to that effect which contains Seller's tax ID number or Green Card.

#### 15. CONSTRUCTION.

Words and phrases shall be construed as in the singular or plural number, and as masculine, feminine or gender neutral, according to the context. When the term "listing broker" is used, it refers to one of the following: a) a broker working for the Seller under an agency listing contract; or b) a broker assisting the Seller as a transaction broker, whichever is appropriate. When the term "selling broker" is used, it refers to one of the following: a) a broker working for the Buyer under a buyer's agency agreement; b) a broker assisting the Buyer as a subagent of the Seller; or c) a broker assisting the Buyer as a transaction broker, whichever is appropriate. The term "broker" shall include the broker's affiliated licensees (referred to as "salespeople"). With the exception of the term "banking days" as used in paragraph 12, a day is defined as a 24-hour calendar day, seven (7) days per week.

#### 16. FLOOD PLAIN.

Buyer may terminate this contract if any portion of the property is located in a designated 100-year flood plain unless disclosed to Buyer in writing prior to contract. If terminated, earnest money to be returned to Buyer, subject to paragraph 12. Failure by Buyer to terminate within 10 days of actual knowledge of 100-year flood plain, or by Closing, whichever occurs first, shall be deemed a waiver by Buyer of this contingency.

# 17. ACCESS, FINAL WALK-THROUGH AND UTILITIES.

Upon reasonable advance notice to Seller or listing broker, Seller agrees to provide access for appraiser(s) and other professionals as may be provided for in the contract or required by Buyer's lender or insurer. Buyer and selling broker may be present. Seller grants Buyer and selling broker the right to enter and walk-through the property and the right to have utilities turned on or transferred, at Buyer's expense, within four (4) days prior to Closing. This right is for the Buyer to see that the property is in the same condition, ordinary wear and tear excepted, as it was on the date of this contract. The Closing does not relieve Seller of his obligation to complete improvements and repairs required by this contract.

## 18. SPECIAL AGREEMENTS.

_	Special agreements and Riders between Buyer and Seller forming a part of this contract:				
_					
_					
- I	■ Special Sale	e Inspection Rider (Form #2184)	<b>-</b>	Short Sale Rider to the Sale Contract (Form #2176)	
ı	<b>I</b> Other #	Buyer's Premium Rider		Other #	

# 19. SQUARE FOOTAGE AND LOT SIZE DISCLOSURE.

Broker is not an expert in measuring and does not measure the total square footage or lot size of the property, To the extent that Broker provides or shares information about the property, the information comes from one or more other sources, is only an approximation and is not verified by Broker. There may be differing standards used in Missouri for measuring total square footage of property, and the available information about total square footage can vary depending upon the source, the measurement standard that was used and the date of measurement. One source for total square footage is public information from the county assessor's office, but the county assessor's office does not warrant the accuracy of the information and neither does Broker. If you wish to have verifiable and accurate information about the total square footage of the property, you should retain a qualified professional appraiser to measure the property according to the measurement standard that the appraiser deems appropriate. The price per square foot for any property is a calculation based upon, among other things, total square footage, so price per square foot also is only an approximation and is subject to the same uncertainties and limitations described in this paragraph. If you wish to have verifiable and accurate information on lot size you should retain a licensed surveyor.

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268	20.	20. SELLER'S DISCLOSURE STATEMENT. (Check one)				
269		Buyer confirms that before signing this offer to purchase, Buyer has read a copy of the	ne Seller's Disclosure Statement for this			
270		property. The Seller's Disclosure Statement is not a substitute for any inspection th	nat Buyer may wish to obtain. Buyer is			
271		advised to address any concerns Buyer may have about information in the statement l				
272		☐ Seller agrees to provide Buyer with a Seller's Disclosure Statement within one (1) da				
273		Buyer shall have three (3) days after the "Acceptance Deadline" date to review said s				
274		the contract is terminated and the earnest money is to be returned to Buyer, sul	bject 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 con					
278	Seller will fully and promptly disclose in writing any new material information pertaining to the property that is discovered at ar time prior to Closing. Seller states that if Seller knows or should have known that the property was a lab, production or storage si					
279	time prior to Closing. Seller states that if Seller knows or should have known that the property was a lab, production or storage states that if Seller knows or should have known that the property was a lab, production or storage states that if Seller knows or should have known that the property was a lab, production or storage states that if Seller knows or should have known that the property was a lab, production or storage states that if Seller knows or should have known that the property was a lab, production or storage states that if Seller knows or should have known that the property was a lab, production or storage states that if Seller knows or should have known that the property was a lab, production or storage states that if Seller knows or should have known that the property was a lab, production or storage states that if Seller knows or should have known that the property was a lab, production or storage states that if Seller knows or should have known that the property was a lab, production or storage states that it is shown that the property was a lab, production or storage states that it is shown that the property was a lab, production or storage states that it is shown that the property was a lab, production or storage states that it is shown that the property was a lab, production or storage states that it is shown to be shown that the property was a lab, production or storage states that it is shown to be					
280		for methamphetamine, or was the residence of a person convicted of crimes related to	methamphetamine, Seller will attach a			
281 282		written explanation.  Note: The Seller's Disclosure Statement is not in any way incorporated into the term	s of this contract.			
283	21.	21. RELATIONSHIPS AND COMMUNICATION DISCLOSURES.				
284		Buyer and Seller confirm that disclosure of the licensee's relationship was made no later	r 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	e 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	r 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 i				
297		☐ a party to this transaction; ☐ a principal of and/or has a direct or indirect ownership in				
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.				
301 302		<ul> <li>Seller's Agent: Licensee is acting on behalf of the Seller.</li> <li>Dual Agent: Licensee is acting on behalf of both Buyer and Seller.</li> </ul>				
303						
303 304		<ul> <li>Designated Agent: Licensee has been designated to act on behalf of the Buyer.</li> <li>Transaction Broker Assisting Buyer: Licensee is not acting on behalf of either Buyer.</li> </ul>	er or Seller			
305		Subagent of Seller: Licensee is acting on behalf of the Seller.	of Schot.			
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 i	s (Check one or more, as applicable)			
309		□ a party to this transaction; □ a principal of and/or has a direct or indirect ownership in				
310		□ an immediate family member of □ Seller □ Buyer □Other Specify:	· · · · · · · · · · · · · · · · · · ·			
310		an infinediate family member of a serier a buyer addict specify.				
311		Sources of compensation to Broker(s), including commissions and/or other fees:	Seller <b>I</b> Buyer			

# 21237252

_		MODE DEAL	T000	
Brokerage Firm Name Assis	ting Buyer	MORE, REAL Brokerage Firm Name Assisting Se		
Broker's Firm State Licenso	ID#:	Broker's Firm State License ID#: _	2000174929	
By (Signature):		By (Signature):		
Printed Name:		Printed Name:Sa	andie Hea	
Licensee State License ID#:		Licensee State License ID#:	1999027577	
2 Date: ML	S ID:	Date: May 4, 2022 MLS ID:	SMHEA	
OFFER to be accepted by S	eller by: <u>8:30 p.</u> m of _	May 4, 2022		
BUYER SIGNATURE	DATE	BUYER SIGNATURE	DATE	
Buyer Printed Name		<b>Buyer Printed Name</b>		
SELLER ACCEPTS THE T	ERMS SET FORTH IN THIS C	CONTRACT.		
SELLER SIGNATURE	TIME and DATE	SELLER SIGNATURE	TIME and DATE	
Agnes F	Agnes R. Hoffman			
2 Seller Printed Name		Seller Printed Name		
	OR (initials) WE REJECT THIS OFFER AND MAKE A COUNTEROFFER. (use Form #2164 Sale Contract Counteroffer Form).			
5 OR(	OR (initials) WE REJECT THIS OFFER.			
Note: Unless otherwise agr the last party whose signatu		lline" is defined as the date for accept	ance which was provided to	

Buyer and Seller acknowledge that they have received and read the Missouri Real Estate Commission Broker Disclosure Form.

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BUYER'S PREMIUM RIDER			
SALE CONTRACT DATE:	May 4, 2022	SALE CONTRACT #:	
PROPERTY:	8935 Eden Ave	St Louis, MO 63123	
BY AND BETWEEN: and the Seller(s) named in the a	shove referenced calc con	tract	, Buyer(s)
	orated into the offer made	by Buyer under contract referenced	herein and shall take
referenced contract or in  3.0 % of the agreed to mium shall be included in  2. Computation of Final Preserved by the buyer and seller in  3. Execution of Amendme Listing Agent, execute a pose of:  1. Changing the scribed above 2. Removing this but instead b  4. Self-Liquidating Rider: by Buyer(s) and Seller(s), placed by said Sale Contact stated in this Rider, may	the counter-offers thereto to the aforementioned purch the final total purchase purchase Price: Pursuant to by adding the buyer's pre- to the contract referenced a ent to Contract: The Buyer contract amendment in the e purchase price in the above e and computed as descript as Buyer's Premium Rider of the replaced with the amenda As stated in #3 above, up this rider shall immediate tract Amendment; provide be used for calculation purchase prices.	to paragraph 1, the Final Purchase p mium, as computed above, to the pa above to arrive at the Final Purchase r(s) shall, within one (1) business day e form shown on Exhibit A attached ove referenced contract to the Final Fibed; from the above referenced contract a	emium equal to that the Buyer's Pre- price under this agree- purchase price agreed to Price. The of receiving it from the purchase price as de- purchase price as de- purchase price as de- purchase it will no longer apply the contract amendment at will have been re- Buyer's Premium, as
BUYER SIGNATURE	DATE	SELLER SIGNATURE	DATE
BUYER Printed Name		Agnes R. Hoffi SELLER Printed Name	man
BUYER SIGNATURE	DATE	SELLER SIGNATURE	DATE
BUYER Printed Name		SELLER Printed Name	

This document has legal consequences. If you do not understand it, consult your attorney. The text of this form may not be altered in any manner without written acknowledgement of all parties. EXHIBIT A

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Approved by Counsel for St. Louis REALTORS\*
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Form # 2089 01/20

# AMENDMENT TO SALE CONTRACT

SALE CONTRACT DATE:				
PROPERTY:				
BY AND BETWEEN:, Buyer( and the undersigned Seller(s).				
Buyer and Seller agree to amend the Sale Contract only as to those matters checked below:				
	New Closing date:			
	New Possession date (check one): □Closing or □	m (time) of(date)		
	New Loan Contingency date:			
K	New Purchase price: \$ Final Purchase Price as computed per section 2 of Buyer's Premium Rider.			
	□ New Loan Amount:% of the purchase price, or \$			
	□ New Interest Rate not to exceed:			
	l New Amortization term:			
	New Loan type:	(If FHA/VA, attach form #2135fha or #2135va)		
	(\$0 if none stated) towards Buyer's closing costs, prepaids, points and other fees allowed by lender.			
	Paragraph#, Line# or Rider# is changed as follows:			
	Paragraph#, Line# or Rider# is c	hanged as follows:		
X	Uncheck box on line 98 (if Residential Sales contr "Buyer's Premium Rider" from contract.			
BU	YYER SIGNATURE DATE	SELLER SIGNATURE DATE		
 Buy	yer Printed Name	Seller Printed Name		
BU	UYER SIGNATURE DATE	SELLER SIGNATURE DATE		
 Buy	yer Printed Name	Seller Printed Name		