



## Sales Contract

Property Address Bulldog Estates 664 Hancock Industrial Way, Athens, GA 30605

Legal Description: Parcel Number 223008R\_\_Com-ST-020-15-25

Seller Name(s):\_\_BULLDOG ESTATES, L.L.C

### Buyer Name(s):

For mutual consideration received, the undersigned buyer hereby agrees to purchase and the undersigned seller hereby agrees to sell the real property stated herein with all amenities and subject to all easements, covenants, restrictions, and reservations of record:

1. PURCHASE PRICE: The purchase price to be paid by the buyer shall be \$74,999 dollars.

### Lot/Lots Choice:

2. DEPOSIT: Buyer has tendered to the seller 25% or other appropriate amount \$18,750

dollars, as a binder deposit/purchase deposit/earnest money deposit (which shall apply toward the purchase price) to bind this contract. If the buyer exercises any right stated below (or declared by law) to cancel this contract, the binder deposit shall be returned to the buyer within fifteen (15) calendar days. Also, seller reserves the right to return the deposit if an unforeseen situation may occur during the development

### 3. FINANCING: (select one or not necessary to choose at this time)

4. INSPECTION & REPAIRS: The buyer accepts the property "AS IS, WHERE IS and WITH ALL FAULTS".

5. POSSESSION: Possession shall be delivered at closing.

6. MERCHANTABLE TITLE: At closing, the seller shall convey good and merchantable title or other appropriate deed.

7. BUYER'S CLOSING COST: The buyer shall pay the expenses relating to the closing of the purchase.

8. PRORATION: Property taxes, valorem taxes, association fees, and the like, shall be prorated at the time of closing.



9. ADDITIONAL PROVISIONS:

10. RISK OF LOSS: The seller agrees to keep hazard insurance on the structure until the sale of the property has been completed as provided herein.

11. NO ASSIGNMENT: The buyer may not assign or transfer their rights or obligations under this contract or any interest herein.

12. RIGHTS DECLARED BY LAW: If there is any conflict between this contract and any provisions of federal, state, or local laws, the rights declared by such law shall control, supersede and be superior to this contract.

13. SEVERABILITY: If any portion of this contract is found to be invalid or unenforceable, the remainder of this contract will remain in full force and effect.

14. ENTIRE AGREEMENT: This contract and any attachments signed by both parties constitute the entire agreement between buyer and seller and supersede all prior discussions, negotiations, and agreements between the buyer and the seller.

15. PHASE 2 RESERVATION: For and in consideration of a deposit in the amount of Two Thousand Five Hundred Dollars (\$2500), that the below signed shall have the right to choose and purchase a Lot or Lots per the order in which the deposit was received. at BULLDOG ESTATES Phase 2 664 Hancock Industrial Way, Athens, GA. 30605.

**Seller(s)**

BullDog Estates

**Buyer(s)**

**Date**