SIMPLE OFFER TO PURCHASE CONTRACT

The Buyer & Seller (identified below) enter into a legal agreement, exchanging valuable consideration for real estate known as:

________________________________________
(street #, name)       City                    State          Zip

The Property Identified above shall be deemed to include the entirety of the land and fixtures located at that address, unless otherwise identified.

The purchase price offered is  $ ______________
Nonrefundable deposit (due diligence): $ ______________
Earnest Money Deposit: $ ______________  (to be held at closing attorney)
Balance at closing $ ______________  (subtract two lines above)

This offer is conditional upon the following terms:

1. Said property is to be sold free and clear of all encumbrances, by good and marketable title, with full possession to said property available to Buyer at date of closing. Seller knows of no liens or encumbrances, and has no notification of such (city or HOA liens, etc). Taxes, HOA dues or other items will be pro-rated at closing.

2. This contract is fully integrated. Buyer has right to assign or market this contract, including MLS or Zillow.

3. Subject to inspection by Buyer, with such due diligence period ending at 9pm on ________________________. Due diligence is sole remedy of Seller if terminated within applicable period. Property is sold 'as is' with items existing in house conveyed to seller unless outlined below.

4. Buyer and seller to pay normal closing costs. Any definitions to interpret this document may be drawn from the latest N.C. Real Estate Commission Offer to Purchase then existing.

5. Buyer to close on or before __________________________ at the law firm of Harry Marsh Law (Escrow Agent).

6. Termination by Buyer shall result in loss of Due Diligence or EMD as liquidated and full, final damages. Termination by Seller may result in an action for specific performance and/or other damages as applicable.

7. Additional terms and conditions:_______________________________________________________________

8. HOA Information: Is there an HOA? (YES)  or   (NO). If so, is the account current? (YES)   or   (NO). Please provide HOA contact information-____________________________________________________________________

_________________________________________  ______________________________________________________
Buyer Printed Name                        Seller Printed Name

_________________________________________  ______________________________________________________
Buyer Signature                           Seller Signature

_________________________________________  ______________________________________________________
Buyer Phone Number                       Seller Phone Number

_________________________________________  ______________________________________________________
Buyer Email                             Seller Email

Harry Marsh Law- Not to be used without legal representation