



PRELIMINARY CONTRACT FOR SALE AND PURCHASE

216-A S 4th St, Gadsden, AL 35901 (800)476-3939

PROPERTY: A townhome located at 1222 Hillsboro Mile, Unit 17, Hillsboro Beach, Broward County, FL 33062, Broward County property ID# 4843 08 BK 0160, (hereinafter referred to as "Property").

SELLER: Hillsboro AR, LLC (hereinafter referred to as "Seller")

PURCHASER: _____ (hereinafter referred to as "Purchaser")

ADDRESS: _____

PHONE: _____ **EMAIL:** _____

AUCTION COMPANY: Target Auction & Land Co., Inc., through its Florida broker, Dewey Jacobs (hereinafter referred to as "Auction Company")

Both the Seller and the Purchaser hereby agree that the Seller shall sell, and the Purchaser shall purchase the following Property upon the following terms and conditions within this Contract For Sale And Purchase (hereinafter referred to as "Sales Contract"):

PURCHASE PRICE

EXAMPLE ONLY USING THE STARTING BID

High Bid Price		\$520,000.00
Buyer's Premium (12% of High Bid Price)	+	\$ 62,400.00
Total Contract Price (High Bid Price + Buyer's Premium)		\$582,400.00
Deposit (10% of the Total Contract Price)	-	\$ 58,240.00
Balance Due at Closing (on or before Monday, September 22, 2025)		\$524,160.00

EXHIBITS - The following exhibit(s) will be attached to and made part of the Sales Contract:

- Legal Description: See attached (hereinafter referred to as "Exhibit A")
- Extended Closing Deadline Related to Elevator Installation: See attached (hereinafter referred to as "Exhibit B")

THE PROPERTY IS BEING SOLD AS IS, WHERE IS WITH ALL FAULTS.

THIS IS A CONTINGENCY-FREE SALES CONTRACT AND IT IS NOT SUBJECT TO THE PURCHASER OBTAINING FINANCING.

REAL ESTATE AGENCY DISCLOSURE

Listing Company: Target Auction & Land Co., Inc., through its Florida broker, Dewey Jacobs, FLBK #3214661. The Listing Company is an agent of the Seller.

Buyer Agent Company: _____ If no company/name is entered, no commission will be paid. The Buyer Agent/Broker is an agent of the Purchaser. Compensation will be paid at closing in the amount outlined in the Broker Compensation Form. The Buyer Agent Company is an agent of the Purchaser.

1. TERMS OF SALE

- The Property will be offered through an online auction selling subject to Seller's confirmation of bid. The Seller reserves the right to sell the Property in any manner they so desire. The bidding opens August 14, 2025, and concludes Thursday, August 21, 2025 at 11:00 am ET subject to auto-extend.
- Online bidder registration is required for approval to bid. No advance registration amount is required to bid.
- The Sales Contract shall be executed on auction day immediately after being declared the winning bidder.
- A twelve percent (12%) buyer's premium will be added to the high bid to determine the total contract price paid by the Purchaser.
- A ten percent (10%) deposit based on the total contract price for the Property is due no later than Friday, August 22, 2025 at 4:00 pm ET, and the remaining balance is due at closing on or before Monday, September 22, 2025.
- If for any reason the winning bidder fails or refuses to execute the Sales Contract and/or deposit the required funds, the Seller will declare the winning bidder/purchaser in default and reserves the right to resell the Property or seek specific performance.

Purchaser Initials _____

Seller Initials _____

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- G. No changes to the Sales Contract will be permitted. The fully executed Sales Contract (together with all related Exhibits thereto) shall control and constitute the entire agreement between the Seller and Purchaser.
- H. By submitting a bid, the bidder acknowledges the bid is binding and cannot be withdrawn.
- I. By submitting a bid and/or executing the Sales Contract in the name of a business entity or corporation, the individual doing so has the authority and enters into a guaranty agreement whereby they personally guarantee payment of the bid amount.
- J. All documents are in English. If an interpreter or translator is deemed necessary to translate any documents or information, it is the Purchaser's sole responsibility.
- K. All currency will be in U.S. dollars. No credit cards will be accepted.
- L. All bidders shall verify any information deemed important PRIOR to bidding. All information is believed to be correct; however, neither the Auction Company nor Seller make any representations or warranty of any kind.
- M. The Property will be sold unfurnished.
- N. Built-in appliances, washer, and dryer will convey with the Property.
- O. The Property, all systems and appliances are selling AS IS, WHERE IS WITH ALL FAULTS AND WITH NO CONTINGENCIES. Prior to bidding, (1) it is the bidder's sole responsibility to be satisfied with the Property, all systems and appliances; and (2) It is the sole responsibility of the Purchaser at Purchaser's option and expense, to make whatever evaluations or inspections (i.e., physical, environmental, engineering), deemed necessary and to verify with any governing agency any requirements, guidelines, permits, or regulations pertaining to the Property and its use thereof.
- P. The Property will be conveyed by Warranty Deed free and clear of all liens and encumbrances subject to the terms and conditions relating to such liens and encumbrances contained (1) herein, (2) in the title commitment (posted online for review), and (3) any other documents of record. The Seller shall have up to sixty (60) days after the auction date to cure any defects in title, if any defects are discovered that are not addressed in the existing title opinion.
- Q. The Purchaser shall take title subject to present zoning classification, homeowners associations, prohibitions, restrictions, and matters appearing on the plat or otherwise common to the development, public utility easements, and any other items of record (if any are applicable).
- R. The homeowners association dues are \$12,760.00 and are paid quarterly in the amount of \$3,190.00.
- S. The property is part of Ocean Vista Condominium Association Inc. The association has recorded restrictions and by-laws and is selling subject to Florida Statute 718.503. All required documents are posted on TargetAuction.com for review.
- T. The transfer of ownership to the Purchaser is subject to approval by the Ocean Vista Condominium Association.
- U. Portion(s) of the Property may or may not be located in a flood zone.
- V. The Property will convey by existing legal description.

2. POSSESSION

- A. Possession of the Property will occur at closing.

3. PROPERTY DISCLOSURES

- A. A new elevator is currently being installed and paid for by the Seller. If the elevator installation is not completed by the closing deadline, Seller will deposit any monies required to satisfy the remaining balance into escrow at closing.
- B. The property is selling subject to Florida Statute 718.503 - NONDEVELOPER UNIT OWNER DISCLOSURE PRIOR TO SALE.

4. UPDATES and CORRECTIONS

It is the sole responsibility of the Purchaser to check for any updates or corrections prior to the end time of the auction.

Any updates, revisions, additions, deletions, or corrections will be added here:

- A. See "Exhibit B" attached hereto, Extended Closing Deadline Related to Elevator Installation.

5. CLOSING Closing must be completed on or before Monday, September 22, 2025. This is the closing deadline.

- A. Prominent Title Agency, 7365 East Kemper Rd, Cincinnati OH, 45249, is the closing **and** escrow agent; and will hold the deposit in a non-interest-bearing escrow account. Wire instructions will be provided. Contact: Robert A. Calabrese Esq, 513-633-1930, rcalabrese@ptagency.com.
- B. Closing Costs:
 - 1. **Seller** will pay for the title exam/opinion, preparation of the deed, and municipality assessments presently due (if applicable).
 - 2. **Purchaser** will pay all other closing cost, including but not limited to, any recording fees, attorney fees, wiring fees, loan/financing fees, survey fees, state tax/deed stamps, etc., (if applicable). A title insurance policy is available at the Purchaser's option and expense through Prominent Title Agency.
- C. Prorations: Ad valorem taxes, homeowner's association dues, and any other similar items will be prorated to the closing date.
- D. The proceeds due from the Purchaser at closing shall be by confirmed wire transfer prior to closing and sent to Prominent Title Agency. Wire instructions will be provided.

Purchaser Initials _____

Seller Initials _____

- E. If closing is delayed by actions or lack of actions of the Purchaser after the closing date deadline or extended closing date deadline, the Purchaser will forfeit all of the deposit. The deposit will be retained by the Seller and Target Auction & Land Co., Inc., as liquidated damages. Any breach of the terms and conditions of this Sales Contract by the Purchaser, the closing/escrow agent is expressly authorized and instructed to disburse the deposit and any registration amount (if applicable) without the requirement of any further writing or agreement of the Seller and Purchaser. No fees will be charged, nor damages applicable for an extension when the closing is delayed by the Seller, Seller's closing/escrow agent, and/or Seller's surveyor.

6. WIRE TRANSFERS

A transaction fee will apply to all incoming and outgoing funds transferred via wire.

7. DEFAULT

- A. It is agreed by the Seller and Purchaser in the event the Purchaser fails to close and pay the balance when due, Seller and Auction Company reserve all rights allowed by law and the Sales Contract, including a suit for damages, specific performance or cancellation of the transaction, with the Seller to retain the deposit. In the event of any breach of the terms of this agreement by the Purchaser, the Seller will declare the Purchaser in default and the Purchaser agrees that the escrow agent is expressly authorized and instructed to disburse the deposit without the requirement of any further approval or agreement from the Seller or Purchaser. Any action taken after the Purchaser's default shall be solely at the Seller's option with all costs incurred by Seller being paid by the Purchaser. If any legal action is required to enforce this agreement, or to collect any fees or costs earned or advanced pursuant thereto, the Seller or Auction Company shall be entitled to recover any and all costs of such action, including, but not limited to, the expenses and court costs of the action and a reasonable attorney's fee.
- B. Escrow agent shall disburse the Purchaser's deposit to the Seller after the receipt of Seller's written certification that the Purchaser's Sales Contract has been terminated by reason of said Purchaser's failure to cure a default in performance of Purchaser's obligations herein. Escrow agent may act in reliance upon any writing, instrument, or signature which it, in good faith, believes to be genuine, may assume the validity and accuracy of any statements or assertions contained in such writing or instrument and may assume that any person purporting to give any writing, notice, advice or instruction in connection with the provisions hereof has been duly authorized to do so. Escrow agent shall not be liable in any manner for the sufficiency or correctness as to form, manner of execution, or validity of any written instructions delivered to it, nor as to the identity, authority, or rights of any person executing the same. The duties of escrow agent shall be limited to the safekeeping of the deposit and the disbursement of same in accordance with the written instructions described above. Escrow agent undertakes to perform only such duties as are expressly set forth hereto, and no implied duties or obligations shall be read into this agreement against escrow agent.

8. AUCTION COMPANY AGENCY DISCLOSURE

The Auction Company is acting exclusively as the agent for the Seller in this transaction and is to be paid a fee by the Seller pursuant to a separate written agreement between Seller and the Auction Company. The Auction Company is not acting as an agent in this transaction for the Purchaser. Any third party buyer agent represents the Purchaser and is not a subagent of the Auction Company or Seller.

9. EQUAL OPPORTUNITY CLAUSE

The Property is available to the Purchaser(s) without regard to race, color, national origin, religion, sex (including gender identity and sexual orientation), familial status, and disability, or any other factor protected by federal, state or local law.

[SIGNATURES ON FOLLOWING PAGE]

10. SIGNATURES and COUNTERPARTS

Electronic signatures and facsimiles shall serve as valid authority for this document and all documents pertaining thereto may be executed in counterparts, each of which is deemed an original and together constitute one document.

FLORIDA STATUTE 718.503 – NONDEVELOPER UNIT OWNER DISCLOSURE PRIOR TO SALE.

THE BUYER HEREBY ACKNOWLEDGES THAT BUYER HAS BEEN PROVIDED A CURRENT COPY OF THE DECLARATION OF CONDOMINIUM, ARTICLES OF INCORPORATION OF THE ASSOCIATION, BYLAWS AND RULES OF THE ASSOCIATION, A COPY OF THE MOST RECENT ANNUAL FINANCIAL STATEMENT AND ANNUAL BUDGET, AND FREQUENTLY ASKED QUESTIONS AND ANSWERS DOCUMENT MORE THAN 3 DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, PRIOR TO EXECUTION OF THIS CONTRACT.

THIS IS A LEGAL BINDING CONTRACT AND IS NON-TRANSFERABLE WITHOUT PERMISSION FROM THE SELLER.

By signing below, each Seller and Purchaser acknowledge they have read, understand, and agree to abide by all terms and conditions set forth in this Contract for Sale and Purchase.

PURCHASER: _____

SELLERS: HILLSBORO AR, LLC

BY: DATE
ITS:

ANDREA RUSSIN DATE
ITS: MANAGING MEMBER

BY: DATE
ITS:

TARGET AUCTION & LAND CO., INC.

BY: DEWEY JACOBS DATE
ITS: FLORIDA BROKER
FLBK #3214661

“Exhibit A”
Legal Description

Unit 17, Ocean Vista Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8361, Page 447, and all amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

"EXHIBIT B"

Extended Closing Deadline Related to Elevator Installation

1. Purchaser and Seller acknowledge that a new elevator is currently being installed at the Property. While installation is in progress, if final completion and permitting extends beyond the original closing deadline of September 22, 2025, the parties agree that the closing date shall be automatically extended to allow for such work to be completed and the appropriate permits issued.

2. Upon completion of the elevator installation and issuance of all necessary permits, Seller (or Seller's representative) shall provide written notice to Purchaser. Purchaser agrees to close the transaction within five (5) calendar days of such notification.

3. If the elevator installation and issuance of all necessary permits is not completed by October 22, 2025, then Buyer shall have the option to terminate the contract and receive a full refund of all earnest money paid under this Agreement.

4. Except as modified herein, all other terms and conditions of the Agreement shall remain in full force and effect.

-Please initial below to confirm and acknowledge -

Purchaser Initials _____

Seller Initials _____