

# REAL ESTATE PURCHASE CONTRACT

Date: \_\_\_\_\_

**1. Description:** I, or We, hereafter referred to as BUYER, hereby agree to purchase the property known as 9807 Valley Farms Blvd. in Valley Farms, Louisville, Jefferson County, KY, 40272 being the same property recorded in Deed Book 10229 Page 0607, and Being Lot 26 as shown on the plat captioned "Major Subdivision Plat, to Record Easements, Dedicated Right of Way and Subdivide Valley Farms Subdivision – Phases 1, 2 and 3", which plat is of record in Plat and Subdivision Book 50, Page 68 in the office of the County Clerk of Jefferson County, Kentucky and further described for tax purposes as Parcel ID 24-3714-0026-0000.

**2. Sale Price:** For the sum of \_\_\_\_\_ dollars (\$\_\_\_\_\_). Payable as follows: a fifteen thousand dollars (\$15,000.) down payment with the signing of this contract by the BUYER with the remaining balance to be paid at closing. This contract is not contingent on any appraisal, financing, or inspection.

**3. Closing:** Closing shall occur on or before Friday November 19, 2021, at a time mutually convenient to and agreeable between BUYER and SELLER. BUYER and SELLER shall each pay their respective closing costs as is common and customary to Jefferson County, KY legal practices. However, the maximum title charges to be paid by the SELLER, including but not limited to attorney fees and document preparation, shall not exceed \$250.00.

**4. Possession:** SELLER shall transfer possession of the property to BUYER at closing upon transfer of title.

**5. Real Estate Taxes & HOA Fees:** All real estate taxes and Valley Farms Home Owners Association Fees currently due payable in the calendar/fiscal year of closing shall be prorated between the BUYER and SELLER as of the date of closing.

**6. Deed:** An unencumbered marketable title to said property to be conveyed by General Warranty deed with the usual covenants such as any title company will insure, except easements of record, restrictive covenants of record as to the use and improvements of said property, and except applicable regulations imposed by the county and city planning and zoning commission.

**7. "As-Is" Condition:** Property is being sold and purchased in "as-is" condition, "with-all-faults", with no guarantees or warranties of any kind as to condition, fitness, use, or future use of the property and with all defects, apparent, non-apparent, and latent. BUYER hereby acknowledges that they have had the opportunity to inspect and research all aspects of the property and have read and understand all the information available on the bidding site to their complete and full satisfaction prior to bidding. BUYER hereby acknowledges that they have been informed and understand that the SELLER believes that on the south side of the property, the neighbor's fence line may be on or slightly over the property line. All information, including square footage, lot size, and documents provided in advertising and otherwise are believed correct, but are not guaranteed.

**8. Waiver of Inspections:** Both BUYER and SELLER agree to waive all inspections including, but not limited to, home, lead based paint, termite, and radon.

**9. Default:** Time is of the essence and this is an irrevocable offer to purchase with no contingencies. In the event the BUYER fails to perform according to the terms of this contract for any reason, it shall be considered a breach of contract by the BUYER and the down payment shall be forfeited as partial liquidated damages, and not as a penalty, without affecting any of SELLER'S further remedies. Any legal expense incurred to enforce BUYER'S compliance and performance of this contract shall be the responsibility of the BUYER. Wardlow Auctions, Inc. is the agent of the SELLER.

**10. Down Payment:** As evidence of good faith binding this contract, a down payment of Fifteen thousand dollars (\$15,000.) is made herewith to be applied on the purchase price upon passing of deed or refunded should title prove uninsurable. The down payment shall be paid to Wardlow Auctions, Inc. and placed in its escrow account until closing or forfeited due to BUYER'S failure to close.

**11. Selling Commission:** SELLER is to pay an auction selling commission as per the Auction Listing Contract.

**12. Risk of Loss:** All risk of loss with respect to the property shall remain with the SELLER until the closing and delivery of deed to BUYER. In addition, the BUYER also has an insurable interest in the property from the date of this contract and the BUYER is hereby notified that insurance should be placed upon the property immediately to protect that interest.

**13. Other Provisions:** 1) In the kitchen, the Frigidaire refrigerator, Frigidaire electric range, and the built-in Frigidaire dishwasher will remain with the house. 2) In the laundry area, the Frigidaire washer and electric dryer will remain with the house. 3) All attached lighting fixtures, ceiling fans, and window treatments will remain with the house.

**14. Entire Agreement:** I or we, as BUYER(S) have read the entire contents of this contract and attest that we are not relying on verbal statements not contained herein. We further certify that we have examined the property described above and that we are acquainted with its condition and accept it as such. We acknowledge receipt of a copy of this contract.

Buyer(s) Name Printed - \_\_\_\_\_

BUYER	DATE	TIME	BUYER	DATE	TIME
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The above offer is hereby rejected / accepted on this \_\_\_\_\_ day of \_\_\_\_\_ 2021, at \_\_\_\_\_ AM/PM.  
SELLER acknowledges receipt of this contract.

Seller: Exodus Decker	DATE	TIME
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