

**Contract of Sale**

The undersigned \_\_\_\_\_, hereafter called Purchaser, agrees to buy and the undersigned \_\_\_\_\_, hereinafter called Seller agrees to sell all that lot or parcel of land, with the buildings and improvements thereon, if any, located in \_\_\_\_\_ County, Michigan, and being identified as \_\_\_\_\_ and having Tax Parcel Identification # \_\_\_\_\_, and being more particularly described as all that tract or parcel of land lying and being described in attached Exhibit "A".

**This Contract is subject to all the terms and conditions herein in addition to the terms and conditions as contained in that certain Real Estate Online Terms and Conditions, attached hereto and incorporated in its entirety as Exhibit "B".**

Contract Sales Price: \_\_\_\_\_ (\$ \_\_\_\_\_)

\$ \_\_\_\_\_ Total Contract Sales Price  
\$ \_\_\_\_\_ Earnest Money Deposit (applied to purchase price, non-refundable)  
\$ \_\_\_\_\_ Additional Cash at Closing

It is understood that insurable title, except subject to all reservations, easements, rights of way, and restrictive covenants, of record, or on the premises, and all government statutes, ordinances, rules and regulations is to be furnished. The described property is to be sold in "as is, where is" condition without warranty either expressed or implied by the Seller or Auctioneer.

A Quitclaim Deed will be prepared in the name of \_\_\_\_\_, and delivered at the offices of **Lighthouse Title Group**, or other stipulated place of closing, and the transaction shall be closed on or before **March 9, 2012**

A Quitclaim Deed will be furnished by the Seller. The Purchaser shall be responsible for all closing costs, including preparation of the Quitclaim Deed and transfer tax and closing attorneys' fees, which shall include the cost of the title examination, title binder, an owner's policy of title insurance, and any other customary closing costs incurred in connection with the purchase of the property, including but not limited to courier or overnight mail fees and wire transfer fees.

Taxes, HOA fees, rents, and other assessments shall be adjusted as of the date of closing. Tax prorations pursuant to this contract will be based on the tax information available on the date of closing and are to be prorated on that basis. All prorations are final and no additional adjustments shall be made after closing.

Possession of the premises will be given Purchaser at closing.

The parties agree that this written Contract and the attached Legal Description attached hereto and incorporated in its entirety as Exhibit "A" and the attached Terms and Conditions attached hereto and incorporated in its entirety as Exhibit "B" express the entire agreement between the parties, and that there is no other agreement, oral or otherwise, modifying the terms hereunder, and that the Contract shall be binding on both parties, their principles, heirs, personal representatives, successors, and assigns forever.

Purchaser Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_