



## SOS Property Solutions LLC Purchase Agreement

This Sales Contract (the "Agreement") is made and entered into as of **August 8, 2024** by and between **Shawn Carl & Sharon Carl**, whose address is **309 E Woodward Ave Eustis, FL** (the "Seller"), and SOS Property Solutions LLC, a FLORIDA limited liability company (the "Buyer").

**1. Property Description:** The property subject to this Agreement is located at **309 E Woodward Ave Eustis, FL** (the "Property"). The Property is being sold in "as-is" condition with all faults and imperfections.

**2. Purchase Price:** Seller agrees to sell, and Buyer agrees to purchase the Property for a total purchase price of **\$75,000** Dollars, including an earnest money deposit of \$250.00.

**3. Closing:** Closing shall occur on or before the Closing Date at the offices of **The Closing City** or another mutually agreed-upon location.

**4. Costs:** Seller shall be responsible for all property taxes, liens, encumbrances, and mortgages up to the closing date.

**5. Title:** Seller shall convey title to the Property to Buyer free and clear of all liens and encumbrances, except for those specifically excepted herein. Buyer shall have the right to conduct a title search and survey at Buyer's expense. If title issues arise preventing closing, Buyer may terminate this Agreement and receive a full refund of the earnest money deposit. The Title Company will be handling this transaction:

**The Closing City / Angela Brisco**  
**4725 W Sand Lake Rd #301**  
**Orlando FL 32819**  
**407- 558 - 3480**

**6. Possession:** Possession of the Property shall transfer to Buyer upon closing.

**7. Earnest Money:** The earnest money deposit of \$250.00 shall be held in escrow by **The Closing City** and will be applied to the purchase price at closing. If Buyer defaults, the earnest money shall be forfeited to Seller. If Seller defaults, the earnest money shall be returned to Buyer.

**8. Inspections:** Buyer shall have 30 days after the effective date of this Agreement to conduct inspections of the Property. If Buyer is not satisfied with the inspection results, Buyer may terminate this Agreement and receive a full refund of the earnest money deposit.

**9. Property Access:** Buyer shall have reasonable access to the Property for inspection, collect bids from contractors, designers, other potential buyers and buyer's realtors and other purposes prior to closing. Inspection period does not start until the buyer can access the property.

**10. Miscellaneous:**

- All personal property, fixtures, attachments, and debris not removed from the Property by the closing date shall become the property of Buyer.
- Buyer is a private investment company, works with other investors and may resell the Property.
- Seller represents that they are the sole owner of the Property and have the authority to sell it.
- Buyer may assign contract.

**11. Entire Agreement:** This Agreement constitutes the entire agreement between the parties and supersedes all prior or contemporaneous communications, representations, or agreements.

**12. SOS Representation :** One or more members of SOS Property Solutions, LLC is a licensed real estate agent. Notwithstanding, the Assignor is not acting as a real estate agent under this Assignment or any contract associated with this Assignment and the principal of Assignor is NOT acting on behalf of any party to this Contract as a real estate agent.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.



Shawn Carl (Signature)



Shawn Carl (Printed)



Sharon Carl (Signature)



Sharon Carl (Printed)



(SOS Team Member Signature)



(SOS Team Member Printed)