



CONTRACT FOR THE SALE AND PURCHASE OF REAL ESTATE

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1. **1. PARTIES.** Buyer Wilson Coleman, Don Coleman and Blake Whitehead
2. Seller Tupelo Redevelopment Agency
3. Buyer agrees to buy and Seller agrees to sell the herein described property on the terms and conditions set forth herein.
4. **2. PROPERTY.** Description: 089P-31-030-00 (4.1 +/- acres) located west of the Fairpark Phase II Residential retention pond
5. _____
6. _____, Tupelo, 38804 in Lee County, MS.
7. _____, _____, _____
(street address, if available) (city) (zip code) (county)
8. The Property is further described as tax parcel # 089P-31-030-00 (4acres +/-)
9. together with any of the following presently located therein: all built-in appliances, ceiling fans, all plumbing and heating and air
10. conditioning equipment including any window units, stationary laundry tubs, water heaters, doors, windows, storm doors and
11. windows, window treatments (e.g., shutters, blinds, shades) and associated hardware, awnings, carpet, bathroom fixtures and
12. mirrors, lighting fixtures and their shades, gas logs, fireplace doors and screens, security system components, smoke detectors,
13. garage door openers, antennae and satellite dishes (including rotor equipment but excluding proprietary components), central
14. vacuum systems/attachments, landscaping, fences, permanently installed pet fences and equipment (including collars), gates, outdoor
15. lighting, swimming pools and equipment, mailboxes, water pump(s) and pressure tanks, permanently installed playgroup equipment,
16. and permanently installed cooking grills, and keys to all doors with keyed locks or deadbolts.
17. **3. PURCHASE PRICE.** Buyer agrees to pay a purchase price of \$90,000 ("Purchase Price")
18. by Federal Reserve wire transfer, Cashier's Check issued by a financial institution as defined in 12 CFR § 229.2(i), or such form as
19. is approved in writing by Seller.
20. **4. EARNEST MONEY. (SELECT ONE):**
21. Buyer has tendered the sum of \$ _____ Earnest Money to [CHECK ONE] Seller Broker Buyer
22. Broker who shall be fully responsible for said Earnest Money at all times. Responsible Broker shall hold Earnest Money until a
23. binding Contract is entered into OR until such time as negotiations fail to result in a binding Contract, in which case the Earnest
24. Money shall be promptly returned to Buyer. Upon entry of the parties into a binding Contract, said Broker shall deposit the Earnest
25. Money into a federally insured trust account by the close of business of the next banking day following the Effective Date of the
26. Contract, where it shall be held until the transaction is successfully consummated (at Closing) or termination of the transaction.
27. Buyer has not tendered Earnest Money. Buyer will tender within twenty-four (24) hours of the Effective Date (as defined in
28. in Section 9(D)) of this Contract a sum of \$3000 as Earnest Money to [CHECK ONE] Seller Broker
29. Buyer Broker. Buyer's failure to tender said sum within twenty-four (24) hours of said Effective Date shall constitute a material
30. breach hereof and terminate the Contract unless Seller agrees in writing to extend the time for Buyer to tender Earnest Money and
31. Buyer thereafter timely tenders said Earnest Money. Failure of Buyer to timely tender Earnest Money by the deadline as extended
32. shall terminate the Contract.
33. Any Earnest Money delivered to a non-broker licensee shall immediately be delivered to the Broker responsible for the Earnest
34. Money deposit. In the event any Earnest Money check is dishonored by the bank on which it is drawn, Broker shall immediately
35. notify all parties involved. Should the transaction be terminated prior to Closing through no breach of Buyer, Broker shall return the
36. Earnest Money to Buyer when Buyer is rightfully entitled to it, allowing a reasonable time for clearance of any Earnest Money
37. check. Should the transaction be terminated prior to Closing by reason of Buyer's default and the Seller be entitled to the Earnest
38. Money by virtue of Section 10 hereof, Broker shall deliver the Earnest Money to Seller. In the event of uncertainty as to the proper
39. disposition of Earnest Money, Broker shall interplead the funds in the appropriate court. In the event of interpleader, Buyer and
40. Seller consent to (i) the filing of same by Broker; (ii) jurisdiction in the county where the property, or any part of it, lies; (iii) entry of
41. an order discharging Broker upon deposit of the funds into court; and (iv) deduction against or reimbursement to Broker from the
42. money interplead of all costs necessitated by the filing of the interpleader action, including reasonable attorney's fees, service of
43. process fees and court costs.
44. **5. CONTINGENCIES.**
45. (A) Loan. Applicable Not Applicable (Check One):
46. New Loan (check appropriate boxes): FHA VA CONV USDA Direct USDA Guaranteed
47. Other: _____
48. To Be Determined

49. If applicable, Contract is contingent upon Buyer being approved for a new loan sufficient to close, provided that Buyer makes timely
50. application and good faith efforts to secure loan prior to Closing. Within five (5) business days after the Effective Date of the
51. Contract, Buyer will make application in proper form for the loan(s), shall cooperate with parties to obtain approval(s), diligently
52. and timely pursue the same in good faith, execute all documents and furnish all information and documents required, and make
53. timely payment of any costs of obtaining such loan approval. Failure of the Buyer to make timely application for loan and exercise
54. good faith efforts to facilitate its approval shall entitle the Seller at its option to (A) excuse the failure and proceed with the
55. transaction on such terms as the parties may agree to in writing in the form of an amendment to the Contract; OR (B) declare the
56. Contract void and refund to Buyer the earnest money deposit; OR (C) treat the failure as a Breach by Buyer under paragraph 10
57. hereof. Buyer may apply for a loan with different terms and conditions and also close the transaction with a different type of loan
58. provided all other terms and conditions of this Agreement are fulfilled and Seller's costs are not increased.
59. **(B) No Waste.** This Contract is conditioned upon delivery of the Property and any and all improvements in their present condition,
60. reasonable wear and tear excepted. Seller shall preserve the Property in its present general condition, normal wear and tear excepted,
61. and shall not permit the Property to suffer waste avoidable by the reasonable exercise of due care. Any material change to the
62. Property shall be disclosed in accordance with the Real Estate Brokers License Law of 1954, as amended, allowing for termination
63. of the offer as prescribed by law (see Miss. Code Ann., Sec. 89-1-503).
64. **(C) Appraisal.** Applicable Not Applicable (Check One):
65. If applicable, Property must appraise at or above Purchase Price or Buyer shall not be obligated to complete the purchase of the
66. Property and all Earnest Money shall be refunded to Buyer, except when Buyer has failed to secure a timely appraisal in good faith.
67. Failure of Buyer to make good faith efforts to secure a timely appraisal shall constitute a Breach of this Contract.
68. **(D) Warranty And Inspections. (Select One):**
69. **Sale Without Warranty; No Home Inspection.** Buyer has inspected the Property and finds same to be in satisfactory condition
70. and DOES NOT wish to secure a home inspection. Buyer accepts the Property in its condition as of the Effective Date of this
71. Contract, and acknowledges that neither Seller nor Listing Broker nor Selling Broker or salespersons associated with this transaction
72. have made any warranty, express, implied, or otherwise, as to the Property, except such express warranties as the parties agree to in
73. writing attached hereto, which shall survive Closing.
74. OR
75. **Inspections.** Contract is contingent upon satisfactory inspections to be conducted by Buyer, at Buyer's expense. Buyer shall
76. have ten (10) business days from the Effective Date to conduct inspections using Mississippi licensed and bonded inspectors.
77. Buyer's inspector(s) shall have the right to enter the Property at reasonable hours with twenty-four (24) hour prior notice. On
78. designated inspection date(s), Seller shall provide unlimited access to the Property, and shall see that all utilities are on. Should
79. Seller fail to have utilities on, Seller shall be responsible to Buyer for foreseeable loss or expense resulting from failed inspections.
80. Within said ten (10) business day inspection period, Buyer, at Buyer's option, may (a) terminate this Contract and receive a refund
81. of Buyer's earnest money or (b) submit a list of repairs to Seller accompanied by relevant portions of any inspection report(s) from a
82. Mississippi licensed and bonded inspector or (c) waive this inspection contingency and proceed to Closing. If Buyer timely submits
83. a list of repairs accompanied by relevant portions of any inspection report(s) from a Mississippi licensed and bonded inspector,
84. Buyer and Seller shall have _____ business days to agree in writing how listed items shall be handled (to become an
85. addendum to this Contract) or this Contract shall terminate and Buyer's earnest money shall be returned.
86. **(E) Final Walk-Through Inspection.** Irrespective of the election made above, Buyer retains the right to perform a final walk-
87. through Inspection of the Property prior to Closing to verify the terms of the Contract have been fulfilled.
88. **(F) Wood Destroying Insect Report; Release. (Check One):** Buyer Seller shall, at their expense, furnish within thirty
89. (30) calendar days before Closing approved FHA/VA Wood Destroying Insect Report ("WDIR") from a licensed, bonded termite
90. company indicating that Property shows no evidence of termite or other wood-destroying insect infestation. If infestation or damage
91. is discovered, Seller shall amend the Property Condition Disclosure Statement as appropriate and, per 89-1-503 of the Mississippi
92. Code of 1972, Buyer shall have three (3) calendar days after delivery in person or five (5) calendar days after delivery by deposit in
93. the mail of any amendment to PCDS to terminate his or her offer by delivery of a written notice of termination to the transferor
94. (seller) or the transferor's agent (listing broker or salesperson), and have their earnest money refunded. Irrespective of whether a
95. WDIR is received or not, Buyer and Seller acknowledge that Listing and Selling Broker make no representations concerning wood
96. destroying insects or the condition of the Property, and any damage found, either before or after Closing or after termination of this
97. Contract shall not be the responsibility of said Broker(s). By signing this Contract, Buyer and Seller acknowledge receipt of this
98. notice and agree to hold the brokerage and their agents harmless from all claims for damages arising out of or relating to
99. wood destroying insects or the WDIR.
100. **(G) Pre-Closing Loss.** In the event of damage to the Property or improvements before Closing by virtue of causes beyond the
101. parties' control, such as fire, flood, war, acts of God or other causes, Seller(s) shall, within three (3) calendar days of a loss or as soon
102. thereafter as reasonably possible, notify Buyer(s) in writing of said damage, at which time Buyer(s) may, at Buyer's option:
103. (1) cancel this contract and be entitled to the return of earnest money deposits; OR
104. (2) waive any objection and proceed to Closing on the terms set forth in this Contract; OR
105. (3) seek to reach suitable agreement with Seller(s) as to repair(s), extension of the Closing date and/or other adjustments to the

106. Contract as may be agreed upon by the parties. Failure of the parties to reach a suitable agreement within five (5) calendar days after
107. election by Buyer(s) to proceed under this option (3) shall automatically and without further notice cancel this Contract and entitle
108. Buyer(s) to the return of earnest money deposits.

109. **6. CLOSING.**

110. (A) **Deadline to Close.** Closing (evidenced by delivery of deed and payment of Purchase Price) shall take place no later than 11:59
111. p.m. (CST) on the 31 day of July, 2020 (the "Closing Date") or on such earlier date as agreed to by the
112. parties in writing.

113. (B) **Title And Conveyance.** At Closing, Seller shall deliver to Buyer a(n): **General Warranty Deed** **Special Warranty Deed**
114. **Assignment of Lease** **Quitclaim Deed** vesting title to the Property in (write names clearly):

115. Blake Whitehead, Don Coleman, Wilson Coleman;

116. Seller shall, prior to or at Closing, satisfy and pay all outstanding mortgages, deeds of trust, special liens, taxes or special
117. assessments, escrow amount of Property Owner's Association or Condominium fees affecting the subject property which are not
118. specifically assumed by Buyer herein. Title shall be good, marketable and insurable, subject only to the following items recorded in
119. the Chancery Clerk's Office of said county: easements without encroachments, applicable zoning ordinances, protective covenants
120. and prior mineral reservations; otherwise Buyer, at its option, may either (A) if defects cannot be cured by designated Closing Date,
121. cancel this Contract, in which case any earnest money deposit shall be refunded to Buyer; (B) accept title as is and proceed to
122. Closing; or (C) if the defects are of such character that they can be remedied by legal action within a reasonable time, permit Seller
123. such reasonable time to perform this curative work at Seller's expense. In the event curative work is performed by Seller, the time
124. specified herein for Closing shall be extended for a reasonable period necessary for such cure, said period not to exceed thirty (30)
125. calendar days unless agreed to in writing by the parties.

126. (C) **Proration.** All taxes, rents, utility and other assessments and appropriate condominium or Property Owner's Association fees
127. are to be prorated as of the Closing Date for the year of the sale.

128. (D) **Costs of Sale.** At Closing, Seller agrees to pay up to \$ 0 toward total costs of sale not including home
129. warranty, inspection cost, compensation to Brokers, Seller's repair costs (if any), cure of title defects under paragraph 6(B), or
130. prorated items under paragraph 6(C) (subject to applicable law).

131. (E) **Possession.** Possession shall be delivered to Buyer (Check One):

132. Upon completion of Closing and full funding

133. By separate *Possession Addendum* attached and made a part of this Contract

134. **7. DISCLOSURES.**

135. (A) **Multiple Listing Service ("MLS").** The Selling Broker is a participant of the _____
136. Multiple Listing Service and the sales information will be provided to the MLS to be published and disseminated to its Participants.

137. (B) **Property Condition Disclosure.** Buyer acknowledges receipt of the Informational Statement for Mississippi Property
138. Condition Disclosure Statement AND (Select One):

139. A fully completed Property Condition Disclosure Statement is not required in accordance with Sections 89-1-501 et seq. of the
140. Mississippi Code of 1972 and a Seller's Statement of Exclusion From Completing the Property Condition Disclosure Statement
141. (PCDS) has been completed and delivered to Buyer, and Buyer acknowledges receipt thereof.

142. *OR*

143. Buyer acknowledges receipt of a Property Condition Disclosure Statement.

144. *OR*

145. The Property Condition Disclosure Statement is to be delivered after the Buyer has made an offer. Per 89-1-503 of the
146. Mississippi Code of 1972, Buyer shall have three (3) days after delivery in person or five (5) days after delivery by deposit in the
147. mail, to terminate his or her offer by delivery of a written notice of termination to the transferor (seller) or the transferor's agent
148. (listing broker or salesperson), and have their earnest money refunded.

149. **NOTE:** Per 89-1-503 of the Mississippi Code of 1972, if any disclosure, or any material amendment of any disclosure, required to
150. be made by Section 89-1-501 through 89-1-523, is delivered after the execution of an offer to purchase, the transferee (buyer) shall
151. have three (3) days after delivery in person or five (5) days after delivery by deposit in the mail, to terminate his or her offer by
152. delivery of a written notice of termination to the transferor (seller) or the transferor's agent (listing broker or salesperson).

153. (C) **Equal Housing Opportunity.** In accordance with the federal Fair Housing Act, it is illegal to block bust or to discriminate
154. against any person because of race, color, religion, sex, handicap, familial status or national origin in the sale or rental of housing or
155. residential lots, in advertising the sale or rental of housing, in the financing of housing or in the providing of real estate brokerage
156. services.

157. (D) **Lead-Based Paint Disclosure.** Every Buyer of any interest in residential property on which a residential dwelling was built
158. prior to 1978 is notified that such subject property may present exposure to lead from lead-based paint that may place young children
159. at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including
160. learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a

161. particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any
 162. information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any
 163. unknown lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to
 164. purchase.

165. **(E) Wire Fraud Warning; Release.** Buyers and Sellers of real property are targets in scams regarding electronic transfers of
 166. money (i.e., wire transfers, direct deposits, electronic checks, etc.). NEVER transfer funds associated with this transaction based
 167. upon electronic communications (such as email) that have not been verbally confirmed by you to be valid (from a person you know
 168. and trust) and accurate. Email scammers can disguise emails, text messages and social media messages to appear to be from your
 169. real estate agent, title companies, your bank or other parties. Do not trust any communication you receive concerning transfer of
 170. funds without taking steps to verify that these funds are, in fact, going to the proper recipient. Do not use telephone numbers or
 171. email addresses in electronic communications you receive; they may be fraudulent and part of a scam. VERIFY telephone numbers,
 172. contact people and wiring instructions BEFORE you respond. Fraudulent communications or acts should be reported immediately to
 173. the FBI and law enforcement authorities, and should be done so immediately if funds are lost. By signing this Contract, Buyer and
 174. Seller acknowledge receipt of this notice and agree to hold the brokerage and their agents harmless from all claims for
 175. damages arising out of or relating to inaccurate transfer instructions, fraudulent taking of such funds, and any and all other
 176. damages relating to conduct of third parties influencing or handling implementation of wire transfers.

177. **(F) Audio & Video; Photography.** Owners, Sellers, Invitees and Buyers of real property using audio and/or video surveillance or
 178. remote monitoring devices or devices capable of photography, videography or videotelephony are solely responsible for compliance
 179. with applicable state, local and federal laws concerning use of such devices including, but not limited to, cameras, phones, security
 180. systems, monitors or other devices capable of making or transmitting audio and/or video recordings and/or photographs. Audio or
 181. video recordings or photographs may be illegal under state, local and/or federal laws, depending on the circumstances. Sellers and
 182. Buyers are urged to consult legal counsel concerning applicable laws and take steps to protect against practices violative of rights of
 183. persons owning, inhabiting, utilizing, viewing or visiting the property. By signing this contract, Buyer and Seller acknowledge
 184. receipt of this notice and agree to hold the brokerages and their agents harmless from all claims (excepting only claims under
 185. the exclusive jurisdiction of the Mississippi Real Estate Commission under license law or claims under the National
 186. Association of REALTORS® Code of Ethics and Arbitration Manual) or damages arising out of use of video and audio
 187. surveillance systems or photography, videography or videotelephony.

188. **8. BROKERS AND SALESPERSONS.**

189. **(A)** The Brokers and Salespersons involved in the transaction associated with this Contract are as follows:

190. Selling Brokerage: _____	Selling Agent: _____
191. Selling Brokerage Address: _____	
192. Selling Broker License No.: _____	Selling Agent License No.: _____
193. Business Phone: _____	Business Phone: _____
194. Email: _____	Facsimile: _____
195. Listing Brokerage: _____	Listing Agent: _____
196. Listing Brokerage Address: _____	
197. Listing Broker License No.: _____	Listing Agent License No.: _____
198. Business Phone: _____	Business Phone: _____
199. Email: _____	Facsimile: _____

200. **(B) Agency Relationship. (Check One):**

- 201. The Listing Firm, the Selling Firm, and their salespersons represent the Seller as their Client. The Buyer is the customer.
- 202. The Listing Firm and its salespersons represent the Seller. The Selling Firm and its salespersons represent the Buyer(s).
- 203. The Listing Firm and its salespersons represent both Seller and the Buyer as dual agents by mutual agreement and all parties
 204. have signed and understand the Dual Agency Confirmation form provided to them by the Listing Firm.
- 205. The Selling Firm and its salespersons represent the Buyer. The Seller is not represented and is a customer.

206. **(C) Compensation.** The parties under this Contract or through any other negotiated agreement agree to pay as per listing agreement
 207. or prior offer of cooperation and compensation. If Broker collects this compensation or any part thereof through legal action, the
 208. defaulting party agrees to pay court costs, including reasonable attorney fees. Compensation due hereunder is deemed earned, due
 209. and payable upon presentation of a buyer ready, willing and able to purchase on terms acceptable to Seller, though Broker agrees to
 210. accept payment at Closing as an accommodation to the parties.

211. **(D) No Reliance; Release.** Seller and Buyer acknowledge that neither them, nor their agents, have relied upon any statement,
 212. representation or omission made or documentation provided by the Broker, salesperson(s), or their representatives, relating to any
 213. aspect of this transaction, the Property or otherwise including, but not limited to, terms or conditions of sale, tax or legal
 214. considerations, liability, size, square footage or condition of the Property, presence or lack thereof of urea formaldehyde foam
 215. insulation (UFFI), presence or lack thereof of exterior insulation finish systems (EIFS), previous or present flooding, flood zones,

216. flood insurance, history of title or use, effect of or location within Mississippi State Tidelands or Federal wetlands, presence or
 217. absence of mold or other toxic substances, presence or lack of expansive soils, presence or absence or enforceability of acceleration
 218. clauses or tax or balloon notes, names or recommendations concerning vendors of any sort whatsoever or validity or accuracy of any
 219. reports rendered thereby. **By signing this Contract, Buyer and Seller acknowledge receipt of this disclosure and agree to hold**
 220. **the brokerage and their agents harmless from all claims for damages arising out of or relating to any representations in this**
 221. **section.**
 222. **(E) Liability.** Broker's liability to Buyer and Seller in this transaction shall not exceed the amount it has received as compensation.
 223. **9. GENERAL.**
 224. **(A) Agreement Complete.** This Contract incorporates all prior agreements between the parties, contains the entire and final
 225. agreement of the parties and cannot be changed except by their written mutual consent. Neither party shall be bound by any terms,
 226. conditions, oral statements, warranties or representations not herein contained.
 227. **(B) Read And Understood.** Each party acknowledges and hereby affirms that it has read and understands this Contract.
 228. **(C) Assignment.** This Contract shall not be assignable by either party without consent of the other party.
 229. **(D) Effective Date.** For purposes of this Contract the Effective Date is the date the last necessary party signs.
 230. **(E) Notices.** Any notices required or permitted to be given under this Contract shall be delivered by hand or mailed by certified or
 231. registered mail, return receipt requested, in a postage prepaid envelope or by nationally recognized overnight carrier service; by
 232. facsimile with receipt acknowledgment (if the fax number is listed below); or by email (if the email address is listed below), at
 233. Sender's option, and addressed as follows:
 234. If to Seller:
 235. Address: MS
 236. Facsimile: _____
 237. Email: _____
 238. If to Buyer:
 239. Address: MS
 240. Facsimile: _____
 241. Email: wilson@gumtreepm.com, dcoleman1@gumtreefabrics.com, blake@gumtreerealty.com
 242. **(F) Survival Of Contract.** All express representations, warranties and covenants shall survive termination of the Contract or
 243. Closing unless specified to the contrary. All other contractual obligations shall terminate at Closing.
 244. **(G) Time Is of the Essence; Business Day Defined.** Time is of the essence as to all time periods and deadlines stated in this
 245. Contract, and delay in performance is not excused unless expressly excused in writing signed by all parties. The foregoing or any
 246. other provision in this Contract notwithstanding, any unavoidable delay necessitated by applicable law or regulations shall extend
 247. any affected deadline by no more than the actual number of days of delay necessitated by such law or regulation. For purposes of
 248. this Contract, "business day" means any day that is not a Saturday, Sunday or legal holiday, commencing at 12:01 a.m. and ending
 249. at 11:59 p.m.
 250. **10. BREACH; ATTORNEY FEES & COSTS.** In the event of a default by either party under this Contract, the non-breaching
 251. party shall have the right to receive from Broker the Earnest Money paid under Section 4 of this Contract, to be a credit against any
 252. other damages, in addition to such other remedies as it may have under applicable law including, but not limited to, specific
 253. performance. If it becomes necessary for any party to initiate litigation relating to this Contract, then the non-prevailing party agrees
 254. to pay reasonable attorney fees and court costs in connection therewith to the prevailing party.
 255. **11. SPECIAL PROVISIONS. (If None, Write "NONE" Below):**
 256. -Conditioned upon the developer being responsible for building the subdivision infrastructure at a cost up to \$300,000.00
 257. -Conditioned upon the developer abiding by all design criteria of TRA and the Development Code of the City of Tupelo, including
 258. entering a development agreement with the city and TRA.
 259. -Conditioned on TRA being responsible for the final lift of asphalt when the developer completes the subdivision.
 260. -Developers agree to start the infrastructure within 6months after closing .
 261. -Seller to pay for deed prep and title search.
 262. _____
 263. _____
 264. _____

265. **12. EXPIRATION OF OFFER.** This offer expires at _____ o'clock AM PM, Central Standard Time (CST) on
266. _____ [date] if not accepted, countered or rejected by Seller by that time.

267. **13. ATTACHMENTS. (Check All That Apply):**

- 268. Dual Agency Confirmation
- 269. Pre-Closing Repair/Improvement Addendum
- 270. First Right of Refusal Addendum
- 271. Pre-Closing Possession Addendum
- 272. Post-Closing Possession Addendum
- Lead-Based Paint Disclosure
- Option Agreement
- Back-Up Agreement Contingency
- VA/FHA Disclosures (as required)
- Other _____

273. **14. HEADINGS; SINGULAR AND PLURAL SAME:** Headings are inserted for the convenience of the Parties only and are not
274. to be considered when interpreting this document. Words in the singular mean and include the plural and vice versa. Words in the
275. masculine gender include the feminine gender and vice versa. Words in the neutral gender include the masculine gender and the
276. feminine gender and vice versa.

277. **15. SIGNATURE BLOCKS.** *Blake Whitehead* dotloop verified
04/29/20 12:01 PM
CDT
T6OT-C22HJQA9-6E14

278. Signed this the _____ day of _____, _____, at _____ a.m. p.m., and a copy hereof received:

279. BUYER *Wilson Coleman* dotloop verified
05/05/20 10:56 AM CDT
VF6M-23RS-UFTM-DSBY BUYER *Don Coleman* dotloop verified
05/06/20 11:33 AM CDT
VW6H-40D-HW1B-MEKN

280. Phone _____ Phone: _____

281. The foregoing offer is **accepted** this the _____ day of _____, _____, at _____ a.m. p.m.,

282. and a copy hereof received:

283. SELLER *Types of Real Estate Agency
By Ross Hillen, Chairman* SELLER _____

284. Phone: _____ Phone: _____

285. The Seller has **countered** this offer subject to the terms of the attached Counter Offer No. _____ this the

286. day of _____, _____, at _____ a.m. p.m., and a copy hereof received:

287. SELLER _____ SELLER _____

288. The Seller has received a copy of this offer and **rejected** same and make no counter offer this the _____ day of

289. _____, _____, at _____ a.m. p.m., and a copy of this rejection has been delivered

290. to Buyer.

291. SELLER _____ SELLER _____