

PURCHASE AGREEMENT

Date: _____ Purchaser agrees to buy real estate (the "Property") known
As _____ in _____ Gary _____
Township, _____ County, _____ Indiana, _____ Zip Code, which is
Legally described as: Per Title _____

In accordance with the terms and conditions set forth below in the Purchase Agreement (the "Agreement"):

- A. PURCHASE PRICE** _____ (\$),
- B. IMPROVEMENTS AND FIXTURES:** The above price includes all improvements installed and affixed to the property.
- C. METHOD OF PAYMENT:** (Mark (x) in appropriate box below.)
- 1. NEW MORTGAGE:** Completion of this transaction shall be contingent upon Purchaser's ability to obtain a Conventional mortgage loan upon said real estate. Purchaser shall pay all costs of obtaining financing.
 - 2. CASH**
 - 3. OTHER**

- D. CLOSING DATE:** The closing date shall be within (45 Days) or this agreement shall terminate.
POSSESSION: Seller agrees to surrender possession of the premises on or before day of closing.
- E. MAINTENANCE OF PROPERTY:** Seller shall maintain the condition of the Property and related equipment until possession thereof is delivered to Purchaser. Purchaser has the right to a final walk through of the property within (3) days prior to closing.
- F. TITLE EVIDENCE:** Purchaser shall be furnished a commitment for an owner's title insurance policy in the current form of ALTA Owner's Policy without extended coverage of any type to insure Purchaser a marketable title in the Property in the amount of the purchase price. All the expenses of obtaining such title insurance, commitment, and policy shall be paid by Seller. The current years taxes will be prorated to the date of closing and paid by the seller.
- G. MISCELLANEOUS PROVISIONS:** The transaction shall be closed in accordance with the following:

1. Conveyance of this Property shall be by general Warranty Deed. Subject to all special exceptions. Which will be contained in the title insurance policy, unless otherwise agreed to herein.

Purchaser shall have (10) calendar days beginning the day following acceptance to perform all INDEPENDENT INSPECTIONS.

H. ACKNOWLEDGMENTS:

- (1) Seller and Purchaser acknowledge they have been advised that, prior to signing this document, they may seek the advice of an attorney.

K. TERMS BINDING:

L. FURTHER CONDITIONS: _____

PURCHASER'S SIGNATURE DATE

SELLER'S SIGNATURE DATE

PRINTED DATE

Joseph M. Bianchi

PRINTED

MAILING ADDRESS

2717 Wabash Gary, IN 46404

MAILING ADDRESS

Home Telephone Work Telephone

Home Telephone Work Telephone

Acknowledgement of Disclaimer

I understand that Alex Anderson is a licensed real estate agent in the state of Minnesota and not the state of Indiana, and therefore does not represent me as my agent in this state.

I also understand that it is my duty to do my own due diligence when purchasing this, or any, investment property. Furthermore, I agree to hold Alex Anderson and GreatInvestmentProperty.com harmless for liability of any property (or properties) that I choose to purchase.

I understand there is risk in any investment and this acknowledgment applies to the property specified below.

NAME: _____

SIGNATURE: _____

PROPERTY ADDRESS: _____

DATE: _____

After Completing and Signing These 2 Documents:

1.) Fax to **952-933-0417** (with a copy of your earnest money check).

OR

2.) Scan and email to Alex@GreatInvestmentProperty.com (with a copy of your earnest money check).