

# LAND PURCHASE AGREEMENT

For use in North Dakota only

This form approved by the Fargo-Moorhead Area Association of REALTORS® which disclaims any liability arising out of the use or misuse of this form.

1 Date: 09/08/2021 MLS#: \_\_\_\_\_ Page 1

2 **TERMS AND CONDITIONS:** Subject to terms and conditions of this Agreement, Seller agrees to sell and convey to Buyer, and

3 Buyer agrees to purchase the property at: Address NW 1/4 15-160-82

4 City Rural Bottineau Co County Bottineau State MN Legally described as \_\_\_\_\_

5 NW 1/4 15-160-82 (160 +/- acres)

6 \_\_\_\_\_

7 Seller has this day agreed to sell all included real estate and personal property to Buyer for the sum of \_\_\_\_\_

8 \_\_\_\_\_ Dollars (\$ \_\_\_\_\_).

9 \_\_\_\_\_, "Buyer" agrees to pay

10 \$ \_\_\_\_\_ earnest money which shall be delivered to the listing broker, or, if checked,

11 to  ND Guaranty & Title within two (2) business days after the Final Acceptance Date of

12 this Purchase Agreement. The earnest money shall be deposited in the trust account of the Earnest Money Holder as specified above

13 within one (1) business day of receipt of the earnest money or Final Acceptance Date of this Purchase Agreement, whichever is later.

14 Said earnest money is part payment for the purchase of property described above.

15 Buyer agrees to  pay in cash  finance remaining balance. Financing, if any, will be: (see Mortgage Financing Section)

16  Contract for Deed (see Addendum)  Assumption Financing (see Addendum)

17 **This sale includes the following property** (if any owned by Seller and located on said property): garden bulbs, plants, shrubs, and

18 trees; and the following personal property shall be transferred with no additional monetary value, and free and clear of all liens and

19 encumbrances: n/a

20 **This sale excludes the following property:** n/a

21 \_\_\_\_\_

22 \_\_\_\_\_

23 \_\_\_\_\_

### SALE OF BUYER'S PROPERTY

24 This Purchase Agreement  is (see attached Addendum)  is not subject to a Contingency Addendum for the sale of the Buyer's

25 Property. This Purchase Agreement  is  is not contingent on the successful closing of Buyers property located at

26 \_\_\_\_\_, which is currently under contract.

27 \_\_\_\_\_

28 The closing of Buyer's property, if any, may still affect Buyer's ability to obtain financing, if financing is applicable.

29 \_\_\_\_\_

### CLOSING DATE

30 The closing date shall be on or before Oct 25, 2021.

31 **POSSESSION:** Seller shall deliver possession of the property immediately following closing unless otherwise specified.

32 **Seller agrees to remove all debris and all personal property not included herein from the property by possession date.**

33 **SELLER CONTRIBUTION (not to exceed maximum amount allowed by Lender):** Seller shall pay \$ 0.00 and

34 Buyer may use it at their discretion towards points, buy-down fees, prepaid expenses or costs of closing. If Buyer does not use all of

35 the above stated Seller contributions, the excess amount may be applied to a reduction of the loan amount or sales price, if allowed by

36 Lender.

### MORTGAGE FINANCING:

37 The Purchase Agreement  IS  IS NOT subject to the mortgage financing provisions below. If IS, complete the MORTGAGE

38 FINANCING section below.

39 Buyer shall apply for and secure, at Buyer's expense, a:

40  CONVENTIONAL

41  OTHER \_\_\_\_\_

42 \_\_\_\_\_

43 Mortgage estimated to be \_\_\_\_\_ % of the sale price amortized monthly over a period of not more than \_\_\_\_\_ years with an

44 initial mortgage interest rate of no more than \_\_\_\_\_ % per year with 0 discount points (0.5 if required by financing program), plus

45 Private Mortgage Insurance, if applicable.

46 \_\_\_\_\_

47 **INITIAL: SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_ **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_

48 \_\_\_\_\_

49 **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_ **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_

50 \_\_\_\_\_

46 ADDRESS: NW 1/4 15-160-82 Rural Bottineau Co MN 56560 Page 2

47 ~~MORTGAGE APPLICATION:~~ The mortgage application is to be made within **five business days** after the final acceptance date  
48 of this Purchase Agreement. Buyer agrees to use best efforts to secure a commitment for such financing and to execute all documents  
49 required to consummate said financing. If Buyer cannot secure a commitment for such mortgage, this agreement shall become null  
50 and void; Buyer and Seller agree to sign a Cancellation of Purchase Agreement and earnest money shall be refunded to Buyer.

51 ~~LOCKING OF MORTGAGE INTEREST RATE ("RATE"):~~ The Rate shall be locked with the lender(s) by Buyer:  
52 (*Check one*)

- 53  ~~WITHIN FIVE (5) BUSINESS DAYS OF FINAL ACCEPTANCE DATE OF THIS PURCHASE AGREEMENT; OR~~
- 54  ~~AT ANY TIME PRIOR TO CLOSING OR AS REQUIRED BY LENDER(S).~~

55 ~~APPRAISAL:~~ If the property appraises for less than the purchase price, Buyer shall have the privilege and option of (a) proceeding  
56 with consummation of the contract without regard to the amount of the appraised valuation, (b) re-negotiating or (c) canceling the  
57 Purchase Agreement. If Buyer chooses to cancel, Buyer and Seller agree to sign a Cancellation of Purchase Agreement and earnest  
58 money shall be refunded to Buyer.

59 **CONVENTIONAL MORTGAGE**

60 **PRIVATE MORTGAGE INSURANCE (PMI):** PMI may be required by the lending institution. Buyer agrees to pay all subsequent  
61 years' mortgage insurance premiums as required by the lending institution. The said PMI may vary based on the mortgage amount,  
62 unless paid in cash at closing.

63 **REAL ESTATE TAXES, SPECIAL ASSESSMENTS & FEES**

64 **REAL ESTATE TAXES:** Seller shall pay on the date of closing all real estate taxes due and payable in all prior years including  
65 all penalties and interest. Based upon  gross  discounted estimated taxes for the year 20<sup>21</sup> from the Assessor to be  
66 paid as follows: At closing, Seller to pay (*check one*)  none  all  prorated to the date of closing  prorated to the date  
67 \_\_\_\_\_ the real estate taxes based on the year specified above. In the event the closing date is changed, the real  
68 estate taxes paid, if prorated to the date of closing, shall be adjusted to the new closing date.

69 **SPECIAL ASSESSMENTS SHALL BE PAID AS FOLLOWS:**

70 **ANNUAL INSTALLMENTS:**  There are none  Buyer shall assume  Seller shall pay on the date of closing  
71  Buyer and Seller shall prorate as of \_\_\_\_\_, all installments of special assessments due  
72 and payable for the year of closing.

73 **UNCERTIFIED (balance unpaid + interest):**  There are none  Buyer shall assume approximately \$ \_\_\_\_\_,  
74 as of the date of contract.  Seller shall pay uncertified special assessments on the date of closing in the amount of  
75 \$ \_\_\_\_\_ plus interest.

76 **WORK IN PROGRESS/PENDING/PROPOSED:**  There are none  Buyer shall assume approximately  
77 \$ \_\_\_\_\_  Seller shall pay on the date of closing special assessments in progress, pending and/or proposed as of  
78 the date of contract up to \$ \_\_\_\_\_.

79 **TAX AND SPECIAL ASSESSMENT NOTICE:** As of the date of this Purchase Agreement, Seller  has  has not received a  
80 notice regarding any new improvement project from any assessing authorities, the costs of which project may be assessed against the  
81 property. Buyer is aware there may be new public improvement projects, the costs of which may be assessed against the property.  
82 Seller agrees to immediately notify Buyer of any such notice received between the date of this Agreement and the date of closing.  
83 Seller and Buyer may then agree in writing, on or before the date of closing, to the payment terms of the notified assessments. In the  
84 absence of such an agreement, parties will agree to immediately sign a Cancellation of Purchase Agreement directing all earnest money  
85 paid hereunder to be refunded to Buyer. Following closing, Buyer shall pay all real estate taxes and any unpaid special assessments  
86 payable therewith and thereafter, for which payment is not otherwise provided. It is understood future general taxes and special  
87 assessments are only estimates.

88 **No representations have been made concerning the amount of subsequent real estate taxes or special assessments.**

89 **PRO-RATA ADJUSTMENTS:** Homeowner association dues, rents, and all charges for water, sewer, electricity, propane, oil  
90 and natural gas shall be prorated between the parties as of \_\_\_\_\_ n/a \_\_\_\_\_.

91 INITIAL: SELLER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
92 SELLER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

93 ADDRESS: NW 1/4 15-160-82 Rural Bottineau Co MN 56560 Page 3

94 ADDITIONAL CHARGES: Buyer may incur additional charges relating to improving the property including, but not limited to,  
95 hook-up and/or access charges, costs for sewer access, stubbing access, water access, park dedication, road access, utility connection  
96 and connecting fees, curb cuts and tree planting charges.

97 DEED/MARKETABLE TITLE: Upon performance by Buyer, Seller shall deliver a  Warranty deed  other deed joined in  
98 by spouse, if any, conveying marketable title, subject to: (A) building and zoning laws, ordinances, state and federal regulations; (B)  
99 restrictions relating to use or improvement of the property; (C) reservation of any mineral rights by the state; (D) utility and drainage  
100 easements which do not interfere with existing improvements; (E) rights of tenants as follows\_\_\_\_\_.

101 ~~CONTINGENCIES (check all that apply):~~

- 102  ~~(a)  Buyer  Seller providing a survey of the property, at  Buyer  Seller expense, no later than \_\_\_\_\_.~~
- 103  ~~(b) Buyer obtaining approval from city/township for proposed building plans and specifications at  Buyer  Seller expense.~~
- 104  ~~(c) Buyer obtaining approval from city/township for proposed subdivision development plans at  Buyer  Seller expense.~~
- 105  ~~(d) Buyer obtaining approval from city/township for rezoning or use permits at  Buyer  Seller expense.~~
- 106  ~~(e) Buyer obtaining, at  Buyer  Seller expense, percolation tests which are acceptable to Buyer.~~
- 107  ~~(f) Buyer obtaining, at  Buyer  Seller expense, soil tests which indicate that the property may be improved without~~
- 108 ~~extraordinary building or methods cost.~~
- 109  ~~(g) Buyer obtaining approval of building plans and/or specifications in accordance with any recorded subdivision covenants and~~
- 110 ~~approval of the architectural control committee, if one exists.~~

111 TITLE AND EXAMINATION: Seller, at Seller's expense, shall furnish an abstract of title, or a registered property abstract, certified  
112 to date. If, after examination, Seller's title is not insurable or free of defects and cannot be made so within sixty (60) days after notice  
113 containing a written statement of defects is delivered to Seller, then said earnest money shall be refunded to Buyer, and Buyer and Seller  
114 agree to sign a Cancellation of Purchase Agreement. However, Buyer may waive defects and elect to purchase. *Buyer, at Buyer's option,*  
115 *agrees to accept an Owner's Title Policy in the full amount of the purchase price in lieu of an abstract of title if the property is subject to*  
116 *a master abstract or if no abstract of title is in Seller's possession or control.* If Buyer is to receive such policy, Seller shall pay the entire  
117 premium for such policy if no lender's policy is obtained, and only the additional cost of obtaining a simultaneously issued owner's policy  
118 if a lender's policy is obtained. Buyer shall pay the premium for the lender's policy.

119 SELLER WARRANTIES:

- 120 (a) that buildings, if any, are entirely within the boundary lines of the property;
- 121 (b) there is a right of access to the property from a public right of way;
- 122 (c) that Seller has not received any notice from any governmental authority as to violation of law, ordinance, or regulation for a  
123 condition that remains uncorrected;
- 124 (d) that prior to closing, payment in full will have been made for all labor, materials, machinery, fixtures, or tools furnished within the  
125 90 days immediately preceding the closing in connection with construction, alteration, or repair of any structure on, or improvement  
126 to, the property;
- 127 (e) if property is subject to restrictive covenants, Seller has not received any notice from any person or authority as to a breach of the  
128 covenants which remains uncorrected. Any notices received by Seller will be provided to Buyer immediately.
- 129 All warranties in Lines 126-135 shall survive the delivery of the deed or contract for deed.

130 SUBDIVISION OF LAND: If this sale constitutes or requires a subdivision of land owned by Seller, Seller shall pay all subdivision  
131 expenses and obtain all necessary governmental approvals. Seller warrants the legal description of the real property to be conveyed  
132 has been or will be approved for recording as of the date of closing.

133 RISK OF LOSS: If there is any loss or damage to the property between the date hereof and the date of closing for any reason,  
134 including fire, vandalism, flood, earthquake, or act of God, the risk of loss shall be on the Seller. If the property is destroyed or  
135 substantially damaged before the closing date, this Purchase Agreement shall become null and void, at Buyer's option, by written  
136 notice to Seller. If Buyer cancels this Purchase Agreement, Buyer and Seller shall immediately sign a Cancellation of Purchase  
137 Agreement confirming said cancellation and directing all earnest money paid hereunder to be refunded to Buyer.

138 ENVIRONMENTAL CONCERNS: To the best of Seller's knowledge, there are no hazardous substances or underground storage  
139 tanks unless otherwise noted in Purchase Agreement. Seller gives Buyer the right to have the property tested for radon gas, mold, or  
140 any other environmental concerns at Buyer's expense, if defined on a separate addendum to this Purchase Agreement.

141 ARBITRATION: Optional and voluntary residential real property arbitration may be an option if a dispute arises out of this real  
142 estate transaction. This option must be agreed to by all parties. If you are interested, information may be obtained from licensee.

143 INITIAL: SELLER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

144 ADDRESS: NW 1/4 15-160-82 Rural Bottineau Co MN 56560 Page 4

145 FINAL ACCEPTANCE: Buyer understands and agrees that this Purchase Agreement is subject to acceptance by Seller in writing.  
146 To be binding, this Purchase Agreement must be fully executed by both parties and a copy must be delivered.

147 OFFER CONFIDENTIALITY: Buyer is aware that Purchase Agreements generally are not confidential and in some cases Seller,  
148 in dealing with multiple offers, could make other buyers aware of the existence and contents of this Purchase Agreement. Buyer is  
149 aware that Buyer could make this offer contingent upon confidentiality prior to commencing negotiations with the Seller.

150 DISCLOSURE OF SALE TERMS: Buyer and Seller understand the RMLS and members of the Fargo-Moorhead Area Association  
151 of REALTORS® will be notified as to the price and terms of sale, upon closing.

152 DEFAULT: If Buyer defaults in any of the agreements herein, Seller may terminate this Purchase Agreement and payments made  
153 hereunder may be retained by Seller to apply to damages (which Buyer agrees equals or exceeds that amount). This provision shall  
154 not deprive either Buyer or Seller of the right to recover damages for a breach of this Agreement or of the right of specific performance  
155 of this Agreement, provided this Purchase Agreement is not terminated, and further provided, as to specific performance, such action  
156 is commenced within six months after such right of action arises.

157 TIME OF ESSENCE: Time is of the essence in this Purchase Agreement. This means that all deadlines are intended to be strict and  
158 absolute.

159 FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"): As a general rule, 26 U.S. Code § 1445 (hereinafter  
160 "FIRPTA") requires a transferee (Buyer) of a United States real property interest to withhold a tax from the proceeds of any disposition  
161 of the real property interest if the transferor (Seller) is a foreign person (any person other than a United States person), unless an  
162 exception to the FIRPTA withholding requirements applies. Exemptions from the general rule are set forth in the FIRPTA. **Due to  
163 the complexity of the FIRPTA, both the Buyer and the Seller are advised to seek appropriate legal and tax advice regarding  
164 FIRPTA compliance, since failure to adhere to the FIRPTA withholding rules could result in legal liability to both the Buyer  
165 and Seller and their agents or qualified substitutes.**

166 Seller hereby represents and warrants that Seller  is  is not a foreign person, as defined by the FIRPTA. This representation of  
167 the Seller shall survive closing. Seller's agents and Buyer's agents, and any qualified substitute, as those terms are defined by the  
168 FIRPTA, may rely upon this representation.

169 If the Seller represents that it is a foreign person, the Buyer may be subject to income tax withholding requirements, and the Buyer  
170 could be personally liable for failing to withhold a tax from the proceeds of the real estate disposition, if none of the enumerated  
171 exemptions to the FIRPTA apply to the transaction. If the Seller represents that it is a foreign person, but that one of the exemptions  
172 to the FIRPTA apply, Buyer may require Seller to provide specific documentation as prescribed by the FIRPTA to verify, under  
173 penalty of perjury, that one of the exemptions to the FIRPTA withholding requirements applies to the transaction. If the Seller  
174 represents that it is not a foreign person, the Buyer, or its agents or qualified substitutes, may require the Seller to provide specific  
175 documentation as prescribed by the FIRPTA to verify, under penalty of perjury, that the Seller is not a foreign person. On or before  
176 closing, the Buyer and Seller agree to complete, execute and deliver any affidavit, instrument, or statement which may reasonably be  
177 required to comply with FIRPTA requirements.

178 ELECTRONIC SIGNATURES: The parties agree the electronic signature of any party on any document related to this transaction  
179 constitutes a valid, binding signature.

AGENCY

|     |  |    |   |  |
|-----|--|----|---|--|
| 180 | <b>NOTICE OF AGENCY REPRESENTATION: This notice does not satisfy statutory Agency Disclosure requirements.</b> |    |   |  |
| 181 | <u>Steve Link</u>  | is | <input type="checkbox"/> Buyer's Agent  | <input checked="" type="checkbox"/> Seller's Agent |
| 182 | Selling Licensee   |    | -----check one-----<br><input type="checkbox"/> Dual Agent <input type="checkbox"/> Non-Agent |  |
| 183 | <u>Pifer's Auction &amp; Realty</u>  |    |   |  |
| 184 | Selling Brokerage  |    |   |  |
| 185 | <u>Steve Link</u>  | is | <input checked="" type="checkbox"/> Seller's Agent  | <input type="checkbox"/> Buyer's Agent             |
| 186 | Listing Licensee   |    | -----check one-----<br><input type="checkbox"/> Dual Agent <input type="checkbox"/> Non-Agent |  |
| 187 | <u>Pifer's Auction &amp; Realty</u>  |    |   |  |
| 188 | Listing Brokerage  |    |   |  |

189 INITIAL: SELLER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

190 ADDRESS: NW 1/4 15-160-82 Rural Bottineau Co MN 56560 Page 5

191 DUAL AGENCY REPRESENTATION:

192  Dual Agency representation **does not** apply in this transaction. Skip lines 193-207.

193  Dual Agency representation **does** apply in this transaction.

194 Broker represents both the Seller(s) and the Buyer(s) of the property involved in this transaction, which creates dual agency. This  
195 means that Broker and its salespersons owe fiduciary duties to both Seller(s) and Buyer(s). Because the parties may have conflicting  
196 interests, Broker and its salespersons are prohibited from advocating exclusively for either party. Broker cannot act as a Dual Agent  
197 in this transaction without the consent of both Seller(s) and Buyer(s). Seller(s) and Buyer(s) acknowledge that:

- 198 (1) confidential information communicated to Broker which regards price, terms, or motivation to buy or sell will remain
- 199 confidential unless Seller(s) or Buyer(s) instructs Broker in writing to disclose this information. Other information will be shared;
- 200 (2) Broker and its salespersons will not represent the interest of either party to the detriment of the other; and
- 201 (3) within the limits of dual agency, Broker and the salespersons will work diligently to facilitate the mechanics of the sale.

202 With the knowledge and understanding of the explanation above, Seller(s) and Buyer(s) authorize and instruct Broker and its  
203 salespersons to act as dual agents in this transaction.

|     |       |       |        |       |
|-----|-------|-------|--------|-------|
| 204 | _____ | _____ | _____  | _____ |
| 205 | Buyer | Date  | Seller | Date  |
| 206 | _____ | _____ | _____  | _____ |
| 207 | Buyer | Date  | Seller | Date  |

208 APPOINTED AGENCY: Appointed Agency  **does**  **does not** apply. If Broker has adopted an appointed agency policy, dual  
209 agency will not apply.

210 Seller warrants that the property is directly connected to:  city sewer  city water  rural water  well  none.

211 SUBSURFACE SEWAGE TREATMENT SYSTEM: Seller  **does**  **does not** know of a subsurface sewage treatment system  
212 on or serving the property. (If **does**, see Subsurface Sewage Treatment System Disclosure Statement.)

213  Buyer  Seller agrees to provide, if required by this Purchase Agreement, governing authority, and/or lender a licensed  
214 inspector's subsurface sewage treatment system report or notice indicating if the system complies with applicable regulations. A valid  
215 certificate of compliance for the system may satisfy this obligation. Seller is not obligated to upgrade, repair or replace the  
216 subsurface sewage treatment system unless otherwise agreed to in this Purchase Agreement.

217 PRIVATE WELL: Seller  **does**  **does not** know of a well on or serving the property. (If **does**, and well is located on the  
218 property, see Well Disclosure Statement.)

219  Buyer  Seller agrees to provide a water quality test if required by this Purchase Agreement, governing authority, and/or lender.

220 This Purchase Agreement  is (attach)  is not subject to a Subsurface Sewage Treatment System and Well Inspection  
221 Contingency Addendum.

222 OTHER TERMS: Sold "AS IS" at Auction. See Mineral Attachment.

223 \_\_\_\_\_

224 ADDENDA: The following addenda are attached and made a part of this Purchase Agreement.

225 NOTE: Disclosures are not part of this Purchase Agreement

- 226  Addendum to Purchase Agreement
- 227  Addendum to Purchase Agreement: Contract for Deed Financing
- 228  Addendum to Purchase Agreement: Sale of Buyer's Property Contingency
- 229  Addendum to Purchase Agreement: Subsurface Sewage Treatment System and Well Inspection Contingency

230 ENTIRE AGREEMENT: This Purchase Agreement, any accompanying exhibits, and any addenda or amendments signed by the  
231 parties shall constitute the entire agreement between Seller and Buyer and supercedes all other written or oral agreements between  
232 Seller and Buyer. This Purchase Agreement can be modified only in writing signed by Seller and Buyer. All monetary sums are  
233 deemed to be United States currency for purposes of this agreement. Buyer or Seller may be required to pay certain closing costs  
234 which may effectively reduce the proceeds from the sale or increase the cash outlay at closing.

235 INITIAL: SELLER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

236 ADDRESS: NW 1/4 15-160-82 Rural Bottineau Co MN 56560 Page 6

237 A copy of this agreement may be delivered in person or electronically to Seller, Buyer, or their agents.

238 BUYER: Buyer agrees to purchase the property for the price, terms and conditions as set forth above. Buyer has reviewed and  
239 understands all pages of this Purchase Agreement.

240 \_\_\_\_\_  
241 Buyer Signature Date Buyer Signature Date

242 \_\_\_\_\_  
243 Buyer Printed Name Buyer Printed Name

244 SELLER: Seller accepts this Purchase Agreement and authorizes Listing Broker to withdraw said property from the market, unless  
245 instructed otherwise in writing. Seller has reviewed and understands all pages of this Purchase Agreement.

246  If checked, this Purchase Agreement is subject to attached Addendum to Purchase Agreement: Counteroffer.

247 All Sellers must sign.

248 \_\_\_\_\_  
249 Seller Signature Date Seller Signature Date

250 Harold Coulter Jr Tom Coulter Bill Coulter  
251 Seller Printed Name Seller Printed Name

252 FINAL ACCEPTANCE DATE: \_\_\_\_\_

253 This is a legally binding contract. If you desire legal or tax advice, consult the appropriate professional.

FMAAR: BUYER LPA 6 (REV 9/2020)

