

# Standard Indiana Cash Real Estate Purchase and Sale Agreement


1. **Purchase and Sale:** The parties to this Agreement are, \_\_\_\_\_ hereinafter referred to as "Buyer(s)" and Grise Home and Property Group, LLC, hereinafter referred to as "Seller", which terms may be singular or plural. Buyer agrees to buy and Seller agrees to sell that real property located at: \_\_\_\_\_ being located in **Marion County** and being more fully described in the records as they are recorded in the County Records of said county (hereinafter referred to as the "Property").
2. **Purchase Price:** Buyer agrees to pay Seller and Seller agrees to accept (\$ \_\_\_\_\_) Dollars Cash at closing. Buyer has paid to Seller a **non-refundable** earnest money deposit of \$ **2,500.00**, in the form of a cash deposit in Escrow which shall be credited to Buyer at the closing of this Agreement or if buyer defaults on this Agreement. **Seller shall pay any delinquent taxes that may hereafter become due on property before closing.**
3. **Title:** Seller warrants that sale of property is conditional of Seller delivering good, clear and marketable title to the Property, subject on to property taxes and any easements and restrictions of record. Seller will convey title to Buyer with a General Warranty Deed. Buyer will inspect title to the Property and Seller will satisfy any encumbrances other than the aforementioned.
4. **Closing and Possession:** This agreement shall be closed on or before **14 days** after acceptance or buyer will forfeit earnest money deposit to seller. Time is of the essence of this Agreement.
5. **Closing Costs and Taxes:** Buyer will have Seller's attorney/closing agent, Paramount Title, prepare all required documents to complete this Agreement. Any document preparation, additional title, & Title insurance shall be **paid by Buyer**. This agreement shall be made a part of or be used as the escrow instructions. This Agreement shall survive the closing, execution and delivery of the General Warranty Deed, as agreed herein by the undersigned. **Taxes pro-rated to the date of closing.**
6. **Inspection:** Buyer will buy the Property in its present "**As-Is**" condition with all appliances, window treatments, blinds, ceiling fans, lighting and plumbing fixtures, all plants and shrubbery and anything attached or left inside the property. Buyer will hold harmless the seller of any structural or mechanical deficiencies of the property, as buyer is purchasing the property "**As-Is**".
7. **Defaults:** If Buyer defaults under this contract, any and all Earnest monies deposited by Buyer shall be retained by Seller as full liquidated damages. If Seller defaults, Buyer may pursue all remedies allowed by law, including but not limited to specific performance and seller agrees to be responsible for all costs incurred by buyer as a result of seller's default of contract.

#### ADDITIONAL TERMS, CONDITIONS OR EXHIBITS:

- A. Buyer will be given occupancy at closing. Any personal property remaining after closing shall become the personal property of Buyer and Buyer shall have the right of disposal of personal property.
- B. **THIS OFFER SHALL EXPIRE IF NOT SIGNED, ACCEPTED & RETURNED TO BUYER UPON DELIVERY OR BY THE EXPIRATION OF 24 HOURS: ON \_\_\_\_\_ AT 5:59 PM EST.**
- C. Other: \_\_\_\_\_

This being the entire Agreement between the parties, they approve this Agreement on this **29th day of June, 2014.**

<b>Buyer(s):</b>
<b>Phone/Fax:</b>
<b>E-mail:</b>
X _____
<b>Buyer</b>

<b>Seller: Grise Home and Property Group, LLC.</b>
<b>Phone/Fax:</b>
<b>Contact E-mail:</b>

X _____
<b>Seller</b>