

## CONTRACT FOR THE PURCHASE & SALE OF REAL ESTATE

**DATE:** On the day of September 12, 2024.

**PARTIES:** This agreement is made between

**SELLER:**

Gerald Corey and Ryan Duplechin

and

**BUYER:**

RL Talent LLC

**Seller agrees to sell, and buyer agrees to purchase the subject property named herein.**

**WITNESSETH:** That Seller, in consideration of the payments, covenants, agreements and conditions herein contained which on the part of the Buyer are to be made, done and performed, has this day sold, upon the conditions hereinafter recited, to the Buyer the real property legally described as.

**SUBJECT PROPERTY:**

1401 Duck Festival Rd Gueydan, LA 70542

**LEGAL DESCRIPTION:**

1 LOT MEAS 150' N & S BY 100 E & W IN SE/4 SEC 6 T 12 R 1 W (.34 AC) 2013005161  
IMP

**PURCHASER PRICE:**

\$30,000

**PAYABLE: THIS IS AN ALL-CASH OR LOAN TRANSACTION, PURCHASE PRICE IS NET TO SELLER, SUBJECT TO PRORATED TAXES**

**EXPENSES: BUYER PAYS ALL CLOSING COSTS.**

**ACCEPTANCE:** This document will become a binding contract when accepted by seller and signed by both Buyer and Seller. If it is not accepted and signed by the Seller prior to the

**DATE OF:**

9/19/2024

Then this contract shall be rendered void.

**CLOSING:** Closing will take place on or before the

**DATE OF:**

11/30/2024

At the following Title Company:

Escrow Agent of Buyers Choice

Seller authorizes the assigned title company to perform all necessary due diligence and to clear any title or insurance issues

Seller explicitly agrees to allow the buyer unfettered access to the subject property to conduct their inspections, meet contractors to retain proposals for work, to send prospective end buyers to visit the property, and any other legal and necessary reason to access the property. Seller understands that if proper access is not immediately provided to the buyer then the closing date of this agreement will be automatically extended per the discretion of the buyer, determined by the delay the seller has caused in their due diligence process. Seller agrees to extend at any point which they cause an impediment to the closing process.

**PICTURES & ACCESS:** Seller agrees to provide immediate access to the buyer by providing A key to the property in the mailbox of the subject property -or- the seller agrees to provide the key to a representative of the buyer, and the buyer will place a lockbox.

**INSPECTIONS:** This contract is contingent upon the assignee and assignees' Partner inspection and approval of the property prior to transfer of title. assignor agrees to provide access to the representatives prior to transfer of title for inspection for repairs.

**RE-NEGOTIATION BASED ON CONDITION:** In the event the buyer inspects the property and the condition of the property is not equivalent to the stated condition provided by the seller, then the seller understands major issues that are not fully disclosed to the buyer at the time of the offer and execution of this contract may require the seller to renegotiate this contract based on the undisclosed conditions that were withheld by the seller. In this event, the seller agrees to re-negotiate the purchase price of this contract, within reason, to accommodate for any extra work not accounted for in this original purchase price agreement. If the reasonable repairs are excessive and the purchase price does not exceed the seller's debt on the property after deductions for undisclosed conditions, then the buyer agrees to let the seller out of this contract, and render it null and void.

**ENCUMBRANCES:** In the event the property is in any way encumbered in such a manner as to delay the closing date above, or prevent the close of the sell, due to liens, judgements, or other legal instruments that encumber the property, the seller expressly agrees to cooperate fully with the buyer to clear any encumbrance, which may require providing documentary evidence to the title company to clear the issue, and/or payment in full of the amount of lien or judgment preventing the closure of the purchase. Seller understands it is their sole responsibility to rectify any encumbrances and these debts are owed by the seller and the buyer is in no way obligated to reduce the contract price commensurately.

**EMD:** Earnest money of \$10 will be deposited to title to create a legal and binding contract as required by law

**RISK LOSS.** If subject property is damaged prior to transfer of title. Buyer has the option of accepting title to the property in "as is" condition at an adjusted purchase price or of canceling this contract.

**PRORATIONS:** Real property taxes will be prorated based on the current year's tax without allowance for discounts, including homestead or other exemptions. Rents will be current and be prorated as of the date title transfers.

**DEFECTS:** House being sold as-is, where-is. Seller warrants subject property to be free from hazardous substances and from violation of any zoning, environmental, building, health or other governmental codes or ordinances. Seller further warrants that there is no material or other known defects or facts regarding this property, which would adversely affect the value of said property.

**ASSIGNABLE CONTRACT:** The buyer shall have the right to assign, sell, transfer, market, pledge or otherwise convey any and all rights or interests which the buyer may have in the property in this Sales and Purchase Agreement.

**NO JUDGMENTS:** Seller warrants that there are no judgments threatening the equity in subject property, and that there is no bankruptcy pending or contemplated by any titleholder. Seller will not further encumber the property and an affidavit may be recorded at Buyer's expense putting the public on notice that the closing of this contract will extinguish liens and encumbrances hereafter recorded.

**POSSESSION:** Possession of the property and occupancy (tenants excluded), with all keys and garage door openers, will be delivered to the Buyer when title transfers. Leases and security deposits will transfer to the Buyer with title.

**Mineral Rights:** Any and all mineral rights currently owned by the SELLER are to be transferred unto the BUYER. The BUYER shall waive any right to use the surface for any such reserved and retained mineral activity or use.

**Wholesale Disclosure:** The 'seller' is aware that that the 'buyer' is wholesaling this property and has an equitable interest in the property

Louisiana

**OTHER AGREEMENTS:**

**GOVERNING LAW:** This contract is made under and shall be governed in accordance with the laws of the **STATE OF:**

**TIME IS OF THE ESSENCE:** WITH THIS AGREEMENT EACH CONTINGENCY CONTAINED HEREIN SHALL BE SATISFIED ACCORDING TO ITS TERMS BY THE CLOSING DATE OR THIS CONTRACT EXTENDS FIVE BUSINESS DAYS TO PROVIDE TIME FOR SATISFACTION OF SAID CONTINGENCIES. EACH PARTY SHALL DILIGENTLY PURSUE THE COMPLETION OF THIS TRANSACTION. EACH WARRANTY HEREIN MADE SURVIVES THE CLOSING OF THIS TRANSACTION.

Sellers sign on left. Buyers sign on right.

X RYAN DUPLÉCHIN

9/12/2024

X Braeden Russell

9/12/2024



Seller

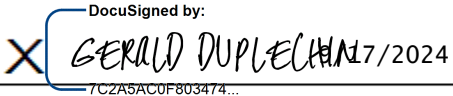
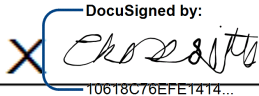
Date


Buyer


Date

 4E6E72BB32694C3...	9/12/2024	 4CCA7C5381194CD...	9/12/2024
Seller	Date	Buyer	Date

 GERALD DUPLÉCHIN	9/17/2024	 Chase Little	9/12/2024
Seller	Date	Buyer	Date

 7C2A5AC0F803474...	9/17/2024	 10618C76EFE1414...	9/12/2024
Seller	Date	Buyer	Date

 Corey Duplechin	9/17/2024
Seller	Date

 1D87137D54554DD...	9/17/2024
Seller	Date

