

**PLEASE BE CERTAIN TO COMPLETE BOTH THE RESIDENTIAL WORK SHEET AND LISTING CONTRACT
SHADED AREAS MUST BE COMPLETED**

**IF MLS IS TO PROCESS THIS EXCLUSIVE RIGHT TO SELL LISTING CONTRACT FOR YOU, PLEASE COPY
AND SEND OR FAX (614) 416-0258 THIS BROKERAGE COPY TO MLS. THANK YOU.**



**EXCLUSIVE RIGHT TO SELL LISTING CONTRACT
RESIDENTIAL**



Adopted by the Columbus & Central Ohio Regional Multiple Listing Service

1. **APPOINTMENT OF REALTOR®:** In consideration of Brokerage's efforts to find a Buyer for Seller's Property, Brokerage submitting this Listing Contract to the Columbus and Central Ohio Regional MLS (MLS) and the Brokerage's payment of all costs incurred by the Brokerage in connection therewith, Seller hereby grants to _____, Brokerage, the exclusive right (contract) commencing _____ through _____, to sell or exchange the property known generally as _____ and more fully described on the above worksheet for the sum of \$_____ payable in cash at closing or for such other price or on such other terms and conditions to which Seller may consent in writing. Seller further agrees to delegate to listing agent the authority to appoint other licensees within the Brokerage to represent Seller's interest. If an appointment is made, Seller will be notified at the time of the appointment. Seller has the right to veto the appointment of any other licensee. The listing will be added to the MLS on the MLS Entry Date of _____. Status will be either (select one): Active or Coming Soon. If added with a Coming Soon Status, the listing will update to an Active Status on _____. (This date must be no more than 30 days later than the MLS Entry Date.) No showings permitted while in Coming Soon status.

2. **REALTOR®'S FEE AND COMPENSATION POLICY:** Seller hereby agrees to pay Brokerage a fee of _____ of the selling price of the Property if during the period of this Listing Contract 1) Seller's property is sold or exchanged by anyone or 2) Brokerage produces a Buyer ready, willing and able to purchase the Property on the above terms and conditions. Seller hereby permits Brokerage to offer compensation and to compensate other Brokers as subagents (Yes) (No) or buyer Brokers (Yes) (No) from the fee paid.

3. **REALTOR®'S COOPERATION POLICY:** It is the policy of this company to cooperate with all other Brokerages unless believed NOT to be in the Seller's best interests. Such refusals to cooperate by the Brokerage must be included in the written disclosure of their Brokerage policy on agency relationships.

4. **AGENCY:** Seller acknowledges receipt of the Consumer Guide to Agency Relationships from the Broker or their agent, and that Seller has been informed that they may request the complete Agency Policy used by the Brokerage.

5. **PROTECTION PERIOD:** If a purchase agreement is signed before this Listing Contract expires, but the closing of the sale of the Property does not take place until after the original term or any extension of this Listing Contract, Seller's obligation to pay a fee as stated in this Listing Contract shall be extended to coincide with the closing date. In addition, such fee shall be paid if the Property is sold or exchanged within _____ days (Protection Period) after the expiration of this Listing Contract or any extension thereof to anyone with whom Brokerage has had negotiations prior to expiration, provided Seller has received notice in writing, including the names of the prospective Buyers, before or upon expiration of this listing contract or any extension thereof. However, Seller shall not be obligated to pay Brokerage such fee if Seller enters into a valid Listing Contract with another licensed real estate Brokerage during said Protection Period.

6. **SELLER'S COOPERATION:** Brokerage is authorized to place a "For Sale" sign on the Property and to remove all other "For Sale" signs and to actively market the Property. Brokerage and all Brokerages and salespersons authorized by Brokerage shall have access to the property at all reasonable times for the purpose of showing it. Seller acknowledges that photos and/or videos may be taken of the property.

7. **CONVEYANCE AND STATUS OF TITLE:** In the event of a sale or exchange, Seller hereby agrees to furnish satisfactory evidence of marketable title to the Property and to convey the Property by transferable and recordable warranty deed, with release of dower, if any, or fiduciary deed, as appropriate.

8. DISCLOSURES:

8.a If applicable, Seller agrees to provide Buyer with a completed Residential Property Disclosure Form as required by Ohio Revised Code §5302.30 unless excepted by law.

8.b. If applicable, seller agrees to provide the buyer with completed Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards required by 42 U.S.C. 4852d U.S.

8.c. If applicable, Seller, at Seller's expense, agrees to make a good faith effort to provide the most current available documents and information requested in the Columbus REALTORS® Condominium / HOA Checklist.

9. **MLS AUTHORITY:** Seller authorizes and directs Brokerage to advertise the listing, to list the property in the MLS subject to the Rules and Regulations of the MLS, to provide timely notice of status changes of the listing to the MLS, and to provide sales information including selling price to the MLS upon sale of the property. Brokerage is further authorized to place information about the Real Estate in any other informational service medium to advertise and promote the sale of the Real Estate. Seller gives consent to other MLS member Brokerages to include information regarding the Real Estate in their advertising according to State of Ohio regulations and MLS rules, through Internet web sites. The history of listings via the informational service medium currently in use is available to others. Neither the MLS nor the Brokerage has responsibility or liability for the dissemination of such information. Seller warrants this Listing Contract and worksheet, to the best of Seller's knowledge, to be correct and accurate.

PLEASE BE CERTAIN TO COMPLETE BOTH THE RESIDENTIAL WORK SHEET AND LISTING CONTRACT
SHADED AREAS MUST BE COMPLETED

IF MLS IS TO PROCESS THIS EXCLUSIVE RIGHT TO SELL LISTING CONTRACT FOR YOU, PLEASE COPY
AND SEND OR FAX (614) 416-0258 THIS BROKERAGE COPY TO MLS. THANK YOU.



EXCLUSIVE RIGHT TO SELL LISTING CONTRACT
RESIDENTIAL



Adopted by the Columbus & Central Ohio Regional Multiple Listing Service

10. USE OF LOCKBOX: (Check one) Seller () authorizes) () does NOT authorize) utilization of a lockbox system. In this regard, Seller has been informed that through the use of a lockbox system the property may be more readily shown to prospective Buyers, but personal property of Seller may, therefore, be more susceptible to theft or damage. Seller agrees that the lockbox, if utilized, will be for the benefit of Seller and releases Brokerage and those working by or through Brokerage, and Brokerage(s) local Board(s)/Association(s) of REALTORS® from all liability and responsibility in connection with any loss that may occur. Brokerage advises and requests Seller to safeguard or remove any valuables now located on the property and verify the existence of, or obtain, proper personal property insurance. Should a tenant be in the property, Seller should notify the tenant in writing of the use of a lockbox.

11. Seller does does not authorize the listing agent and Brokerage to grant access to Seller's Property to licensed/certified appraisers, home inspectors, contractors and other professionals without a real estate licensee present for purposes related to the marketing or sale of their Property and/or a contract to purchase. If Seller consents above, Seller will be notified in advance when such authorized individuals will be entering their Property. Seller also understands and agrees that the Buyer may attend the appointment with the authorized individual(s). If Seller consents above, Seller agrees to hold the listing agent/Brokerage and the Buyer's agent/Brokerage harmless for any damages, including but not limited to real or personal property damages, loss, theft, or injury to others that may occur while such Individuals are at their Property.

12. ELECTRONIC SURVEILLANCE DEVICES: Seller does does not (check one) have surveillance equipment located on the property. Seller understands that under Ohio law the seller cannot use electronic, mechanical or any other device to listen, record or otherwise acquire the content of the oral communications of other persons without the consent of at least one party to the communication. **Seller agrees that if such surveillance device is present on the property that the seller will turn off any audio feature of the equipment when other persons are present on the property.** This applies to all showings, open houses, and any other appointments at which prospective purchasers, real estate licensees, inspectors, appraisers, contractors or others are on the property.

Seller is advised to consult with an attorney regarding the use of such surveillance devices under Ohio law. Seller also agrees to indemnify, defend and hold the listing brokerage and its affiliated licensees harmless from and against any and all claims, demands, actions, losses, damages or judgments arising out of the seller's use of surveillance devices.

13. FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code, and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations; refuse to negotiate for the sale or rental of housing accommodations; or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision or real estate brokerage services.

It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

14. FOREIGN SELLERS: Federal Regulations require that foreign Sellers MUST provide a U.S. Taxpayer identification number prior to closing. The application may take 4-6 weeks to process. Failure to have the I.D. Number may delay your closing. In addition, Sellers who are not U.S. citizens or permanent residents in possession of a valid "Green Card" may be subject to withholding of proceeds pursuant to the Foreign Investments in Real Property Tax Act ("FIRPTA"). If you are not a U.S. citizen or permanent resident of the United States, contact the IRS, a tax specialist, or your real estate attorney as soon as possible.

15. AMENDMENTS: This is a legal and binding contract on all parties hereto including their heirs, legal representatives, successors, and assigns. No amendment or alterations in the terms hereof shall be valid or binding unless made in writing and signed by the parties hereto. Further conditions: _____

16. SIGNATURE(S)/REMARKS:

Remarks

Signature of Owner(s)

Signed this _____ day of _____ 20 _____

Accepted _____ Brokerage
By _____ Salesperson

Address _____
City _____ State _____ Zip _____
Telephone _____



This is a legally binding contract when signed by all parties.

VACANT LAND PURCHASE AGREEMENT

Macksburg, OH, November 25th, 2024 **BROKER ONLY** | Date: _____ Time: _____

1. **PROPERTY.** Pursuant to the terms and conditions of this purchase contract (the "Contract"), the undersigned Buyer(s) (whether one or more, hereinafter called "Buyer"), hereby offers to purchase from the undersigned Seller(s) (whether one or more, hereinafter referred to as "Seller"), and Seller agrees to sell the following described premises:

Property Address: Wickens Road, Parcel 7 and 8 combined as one with a new survey to equal 42 acres more or less.

Parcel#: _____ (hereinafter the "Property"). The Property shall include land, all appurtenant rights, privileges and easements, all buildings and fixtures and such of the following as are now on the Property and used in connection therewith, in their present condition, and which are not expressly excluded as provided below. The following shall be included: _____

The following are leased items that will be left at the Property at Closing: _____ For any

leased items left at the Property, it will be Buyer's responsibility to either remove the items or contact the owner to continue with a lease and negotiate the terms accordingly. Buyer shall not be liable to the lessor of the items or Seller for any liability on account of leased items that are removed from the Property.

2. **PURCHASE PRICE AND SELLER CONTRIBUTIONS:**

Purchase Price:.....\$4700.00 per acre

Payable as follows:

(a) Deposit (the "Deposit") (to be deposited upon acceptance of this Contract with Kaufman Realty Trust):.....\$ 2,000.00

(b) Balance of Purchase Price due at Closing:.....\$ _____

(c) Amount to be financed (if none, identify "\$0"):.....\$ _____


Type of Loan (check one): Conv. or Insur. Conv. FHA VA Other

(d) Seller agrees to pay \$0 towards Buyer's closing costs and pre-paid financing charges, which payment shall be applied first towards fees that Buyer is precluded by VA/FHA to pay, including, but not limited to document preparation, underwriting, tax services, courier service, and re-inspection fees, and the remainder to be applied to Buyer's prepaid expenses permitted by lender, discount points, and closing costs. If VA or FHA, Seller agrees to pay the cost of any required repairs, but not to exceed \$0 _____.

3. **FINANCING.** If financing is indicated as provided above, Buyer's obligations to perform under this Contract are contingent upon Buyer securing and successfully obtaining financing from a lending institution of Buyer's choice so that Buyer may deposit into escrow the full amount of the Purchase Price when the Purchase Price is due under the terms of this Contract. Buyer agrees that within 10 _____ days of acceptance of this Contract, Buyer shall apply for a loan at currently prevailing rates and terms for the area, at a lending institution of Buyer's choice. Such application must be made in good faith, and Buyer shall use best efforts to obtain said loan. If Buyer cannot obtain a commitment for such financing within 20 _____ days after Seller's acceptance of this Contract, this Contract shall thereupon terminate, be null and void, and the Deposit shall be returned in full to Buyer. Buyer shall inform selling Agent immediately upon receipt of a definite commitment or non-commitment of financing. This Contract is contingent upon an appraisal meeting or exceeding the agreed upon price. Should an appraisal not meet or exceed the Purchase Price, then Buyer may elect to terminate this Contract, and the Deposit shall be returned in full to Buyer.

4. **"AS IS" CLAUSE AND INSPECTION.** Buyer agrees and acknowledges that neither Seller, Broker, nor Agent have made any representations or warranties, either expressed or implied, regarding the property including, but not limited to, soil conditions, environmental conditions, flooding or flood zone, availability of septic or sewer, availability or condition of well or city water, availability of public utilities, feasibility for construction, zoning easements, surveying or boundaries, and deed restrictions. Buyer has the sole responsibility to inspect the property. Broker or Agent assumes no liability for the condition of the property at any time before or after delivery of deed.

This Agreement is contingent upon an inspection of the property within days from the date of acceptance of this Agreement. Inspections to be performed at Buyer's option and expense. If Buyer is not satisfied with the results of the inspection then Buyer shall notify Seller within the inspection period and Seller may either correct the unsatisfactory condition or void this Agreement in which case all monies held in trust shall be returned to Buyer without further liability between Seller, Buyer, or Broker. If Buyer does not inspect, then the inspection is waived and Buyer takes the property in its present "AS IS" condition. Buyer shall be responsible for the repair and restoration of any damage to the property which may be caused by the inspections.

Initials: Seller _____  _____
11/25/24 9:13 PM EST dotloop verified

Initials: Buyer _____  _____
11/25/24 10:15 AM EST dotloop verified

5. CLOSING AND DEED. The title shall transfer from Seller to Buyer and the deed shall be recorded on or before February 25, 2025 ("Closing" or "Closing Date"). This Contract will terminate on the Closing Date designated above subject to any extension agreed to in writing by Seller and Buyer. If funds to be provided by Buyer's lender are not available due to waiting period notice requirements required under the Truth In Lending Act (TILA), then Closing shall be extended for such period necessary to satisfy TILA notice requirements, such time not to exceed ten (10) calendar days. Seller shall deliver to Escrow Agent on the Closing Date a General Warranty Deed, if applicable, with the release of dower (or Fiduciary Deed, if applicable) conveying good and marketable title in the Property to Buyer free and clear of all liens and encumbrances whatsoever except: (a) Any mortgages, liens and encumbrances created or assumed by Buyer; (b) restrictions, reservations, covenants, conditions, limitations and easements of record; (c) oil and gas leases of record; (d) zoning ordinances, if any; (e) legal highways; (f) taxes and assessments, which are a lien, or which have not been certified to the auditor or which have been certified but have not been placed on the duplicate or have been deferred, but not yet due and payable; and (g) all coal and other mineral rights and interests previously transferred or reserved of record. Seller shall deposit in escrow with Escrow Agent, all funds and documents reasonably required by the Escrow Agent and title insurer to provide for the opening and closing of escrow and issuance of any title policies and all amounts due hereunder. On or before the Closing Date, Buyer shall deposit in escrow with Escrow Agent in immediately available United States funds the amount equal to the Purchase Price and all other funds and documents reasonably required by the Escrow Agent and the title insurer and reasonably necessary to provide for the establishment and closing of escrow, the issuance of the title insurance required herein, and the financing involved in this transaction.

Deed to be made to: Josiah Yoder or TBD Survivorship: Yes No

6. TITLE INSURANCE. An Owner's Title Insurance Policy in the amount of the Purchase Price, shall be issued to Buyer, insuring good and marketable title to be in Buyer in fee simple, free and clear of all liens and encumbrances except those specifically set forth in this Contract. Marketability of title shall be determined in accordance with the Standards of Title Examination by the Ohio State Bar Association. If a defect in the title appears, Seller shall have thirty (30) days after notice to remove such defect. If the defect cannot be remedied, then, at the option of Buyer, all funds and documents shall be returned to the parties depositing them and this Contract shall be null and void. If Buyer desires a survey, Buyer shall pay the cost thereof. If a new survey is required by the county, the cost to complete the survey and legal description shall be paid by Seller.

7. TITLE COMPANY. Title examination and escrow services shall be provided by Secure Title ("Escrow Agent"). All funds and documents necessary for the completion of this transaction shall be placed in escrow by Seller and Buyer with Escrow Agent at the direction of Escrow Agent. Title shall be issued in Buyer's name as identified above unless otherwise directed in writing by Buyer.

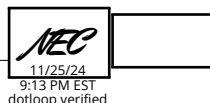
8. TAXES, UTILITIES & NOTICES. Seller shall pay all taxes and assessments prorated to the Closing Date utilizing the latest available tax information as provided by the County Treasurer. If the tax duplicate is not available or fails to reflect the improved value of the Property then the Escrow Agent, in counties where applicable, is instructed to telephone the county auditor's office and obtain an estimate of the taxes for the proration period and such estimate shall be used in place of the latest available current tax duplicate and shall be final. However, if the auditor will not provide an estimate, then 35% of the selling price times the millage rate shall be used instead. Seller represents that they have not received governmental notices of any taxes or assessments not yet certified or of the existence of habitual sex offenders or sexual predators living in the neighborhood surrounding the Property. Utilities shall be paid by Seller to the date Seller vacates the Property or Closing, whichever is later. For any governmental utilities or other fees that attach to the Property, Escrow Agent is instructed to check for delinquent accounts. If applicable, the delinquencies are to be deducted from Seller's proceeds at Closing. BUYER SHALL BE RESPONSIBLE for payment of any Current Agricultural Use Valuation (CAUV) recoupment that may be assessed by the county auditor, and which becomes due and payable after the Closing.

9. MINERAL RIGHTS. The extent of any mineral rights held or owned by Seller may not be known and is not guaranteed. Check those below that are also applicable to this Contract:

- The Property conveyed herein shall include the land and all mineral rights held or owned by Seller at the time of acceptance of this Contract.
- The Property conveyed herein shall NOT include all mineral rights held or owned by Seller at the time of acceptance of this Contract as evidenced by a Mineral Rights Addendum signed by Seller and Buyer.
- Buyer agrees that this offer is not contingent on the status of the mineral rights. Seller is not aware of any current leases on the mineral rights.
- Mineral Rights Addendum attached.

10. OIL/GAS/MINERAL ROYALTIES. Buyer acknowledges that, if oil and gas or mineral rights/royalties are not otherwise being reserved to Seller in this Purchase Agreement, or have been previously withheld, that Buyer shall be responsible for contacting the producer of the oil, gas or minerals, if any, to notify them of the change in ownership of the Property and provide them with any information needed to transfer the royalty payments to Buyer with said transfer, if any, to be effective as of Closing and further provided that any such royalties actually paid after Closing shall belong to Buyer regardless of the actual production date. This paragraph does not constitute a representation that any such mineral or royalty right exist and shall have no application if Seller reserves the royalty or mineral rights at issue.

Initials: Seller _____



Initials: Buyer _____



11. **OHIO'S SEX OFFENDER REGISTRATION AND NOTIFICATION LAW.** Ohio's Sex Offender Registration and Notification Law requires the local sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the sheriff is a public record and is open to inspection under Ohio's Public Records Law. Therefore, you can obtain information from the sheriff's office regarding the notices they have provided pursuant to Ohio's sex offender notification law. Buyer shall rely on Buyer's own inquiry with the local sheriff's office as to the registered sex offenders in the area and shall not rely on Seller or any real estate agent regarding such matters.

12. **CHARGES PAID THROUGH ESCROW/ESCROW INSTRUCTIONS.** On or before the Closing Date, and when the parties have made all escrow deposits required, Escrow Agent shall record the General Warranty Deed for record, and the parties shall pay through escrow and Escrow Agent shall assess to the parties the following: (a) Seller shall pay (i) any real estate transfer fee or tax; (ii) taxes and assessments due and payable on the date of transfer and the amount of prorated taxes and assessments which are a lien, but not yet due and payable, (iii) any amount required to discharge of record any mortgage, lien or encumbrance; (iv) any amount required to satisfy Seller's final water bill and/or sewer bill; (v) the cost of the title examination, and one-half (1/2) the cost of insuring premium for the Owner's Fee Policy of Title Insurance; (vi) the cost of deed preparation; (vii) the amount due Buyer by reason of proration; (viii) one-half (1/2) of the escrow/closing fee, or as demanded by loan/lender requirements; and (ix) any other penalties, delinquencies or charges which are or may become due as a direct result of Seller's ownership of the Property, or any other liens or charges that may become liens by reason of the acts or failure to act of Seller; (x) the commission, payable to Seller's Broker and Buyer's broker as per this contract and or the listing agreement; and (b) Buyer shall pay (i) the cost of preparation and recording any mortgage placed on the Property by Buyer and all costs and fees incidental thereto; (ii) the cost of recording the deed, any mortgage and all costs and fees incidental thereto; (iii) one-half (1/2) of the escrow/closing fee, unless otherwise demanded by loan or lender requirements; (iv) one-half (1/2) cost of insuring premiums for Owner's Title Insurance Policy; and (c) Other _____

13. **FAIR HOUSING STATEMENT:** It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing law, 42 U.S.C.A. 3601, as amended, to refuse to sell, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status, as defined in 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.


14. **COMMISSION.** In the event of acceptance, Seller agrees and instructs the escrow agent to pay at Closing, the Listing Broker a commission in accordance with the listing agreement and the Listing Broker's agreement with the Selling Broker.


15. **BINDING AGREEMENT.** This Agreement is binding on Seller & Buyer and their heirs, executors, administrators, successors and assigns. In order to be enforceable this Agreement must be signed by Buyer & Seller with all changes, additions and deletions to be initialed by Buyer and Seller prior to acceptance. The term acceptance shall mean the actual personal communications (i.e. not secretarial, answering machine, email, voice mail message, Etc.) to the offerer, or their agent, that the last offer or counteroffer has been signed and initialed by Buyer and Seller. Executive in multiple counterparts and/or facsimile signatures constitute a valid signing of the Agreement. This written agreement is the entire agreement of the parties herein, and there are no other oral representations or agreements which have not been incorporated herein.

16. **CLOSING DISCLOSURE AND/OR SETTLEMENT STATEMENT.** Seller and Buyer hereby authorize the escrow agent to send a HUD Settlement Statement to the respective Brokers and Agents of each listed in this Contract for their review prior to Closing and for their records after Closing.

17. **ACCEPTANCE REQUIREMENTS.** This Offer to Seller remains open for acceptance until _____ at _____
 A.M. P.M. Upon Acceptance, it shall become a binding contract upon and accrue to the benefit of Buyer and Seller and their respective heirs, executors, administrators and assigns. This binding contract shall be governed by the laws of the State of Ohio. Unless otherwise specified herein, all provisions of this Contract shall survive Closing. In the event that this Offer is countered, the above time limit shall no longer apply. All parties hereby acknowledges receipt of a copy of this Contract with fax, e-mailed copies, and electronic signatures as acceptable methods of communication in this transaction and shall have the same binding effect upon the parties.

18. **SEVERABILITY.** The provisions of this Contract are severable and no provision in this Contract shall be affected by the validity or invalidity of any other provision. Buyer and Seller are each responsible to obtain for themselves sufficient information and guidance pertaining to financial, legal, and tax consequences of this sale and purchase. For purposes of this Contract, "days" shall be defined as calendar days.

Initials: Seller _____

11/25/24
9:13 PM EST
dotloop verified

Initials: Buyer _____

11/25/24
10:15 AM EST
dotloop verified

19. **ADDITIONAL TERMS AND CONDITIONS.**

Buyer is preapproved with Hayden Mobley of Killbuck Savings bank. Buyer understands that the property needs to be surveyed and acreage could vary. Offer is per acre based on final survey. Buyer will close within 45 days after survey is completed. Buyer will show a preapproval letter within 48 hours of an accepted contract. The earnest money will be returned if buyer cannot get financing or if seller cannot produce a clear title. Mineral rights do not transfer.

20. **SIGNATURES.**

BUYER Signature: X Josiah Yoder dotloop verified 11/25/24 10:15 AM EST CRVA-DRKT-1R1P-GPTV Date/Time _____
(print name here) Josiah Yoder
PHONE: _____ CELL: _____ E-MAIL ADDRESS: josiahyoder98@gmail.com
ADDRESS: 5763 TR 362, Millersburg, OH 44654

BUYER Signature: X _____ Date/Time _____
(print name here) _____
PHONE: _____ CELL: _____ E-MAIL ADDRESS: _____
ADDRESS: _____

SELLER Signature: X William W. Renholt Jr., President, Northwood Energy Corporation dotloop verified 11/25/24 9:13 PM EST CM0D-1EAV-11BC-KQ0C Date/Time _____
(print name here) _____
PHONE: _____ CELL: _____ E-MAIL ADDRESS: _____
ADDRESS: _____

SELLER Signature: X _____ Date/Time _____
(print name here) _____
PHONE: _____ CELL: _____ E-MAIL ADDRESS: _____
ADDRESS: _____

21. Buyer Broker Compensation is governed by the attached Buyer Broker Compensation Agreement, which is incorporated herein as part of this Purchase Agreement.

22. **RECEIPT OF DEPOSIT**

Received with Offer \$ _____ Check # _____ By: _____
Received upon Acceptance \$ _____ Check # _____ By: _____

23. **AGENCY CONTACT INFORMATION**

Seller's Broker: Buckeye Land Sales
Broker's License Number: _____
Phone Number: _____
Buyer's Broker: Kaufman Realty
Broker's License Number: _____
Phone Number: _____

Seller's Agent: Tyler haessly
Agent License Number: _____
Buyer's Agent: Aaron Miller
Agent License Number: W2017004863