

**A PLAIN LANGUAGE
PURCHASE AGREEMENT**

THIS CONTRACT IS DESIGNED TO BE PREPARED BY A BUYER AS AN OFFER TO A SELLER
THE WORDS I, ME, MY REFER TO THE BUYER AND CO-BUYER. THE WORDS YOU, YOUR REFER TO THE SELLER.

Date _____

| | |
|----------|----------------|
| Buyer(s) | Phone # |
| Address | City State Zip |

| | |
|-----------|----------------|
| Seller(s) | Phone # |
| Address | City State Zip |

Subject to the terms and conditions of this agreement, you agree to sell and I agree to purchase the following described Mobile Home.

| | | |
|---------------|------|-----------------|
| Make or Model | Year | Title Number(s) |
|---------------|------|-----------------|

Mobile Home is currently located in the Eagle Point Mobile Home Park at 10303 Burnt Store Road, Punta Gorda, FL 33950 Lot # _____

| <u>Conditions of this Agreement</u> | <u>Monetary Consideration of this Agreement</u> | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|-------------|----|----|--|--------------------------------------|---|----|--|-------------------------------|---|----|--|------------------|--|----|--|--------------|---|----|--|------------------------|--|----|--|
| <ol style="list-style-type: none"> 1. A Corporation owns Eagle Point Mobile Home Park and I must purchase (at least) the required minimum number of shares in the Corporation prior to the closing of this sale. 2. Buyers must complete interview prior to closing of this sale. 3. The Rules and Regulations of the Corporation automatically become part of this agreement. 4. One buyer must be 55 years of age or older and occupy the home at least three month out of the year. 5. There are no Warranties on this home. Home is sold "AS IS" unless specified in this agreement. 6. Personal items located in the home, but not included in this sale must be listed and agreed upon by both parties. 7. All financial agreements are between the buyer(s) and seller(s) only. | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:70%;">Sales Price</td> <td style="width:5%;"></td> <td style="width:10%;">\$</td> <td style="width:15%;"></td> </tr> <tr> <td>Prorated Assessments (Rents / Lease)</td> <td style="text-align: center;">+</td> <td>\$</td> <td></td> </tr> <tr> <td>Prorated Taxes (Annual Taxes)</td> <td style="text-align: center;">-</td> <td>\$</td> <td></td> </tr> <tr> <td>Other Allowances</td> <td></td> <td>\$</td> <td></td> </tr> <tr> <td>Down Payment</td> <td style="text-align: center;">-</td> <td>\$</td> <td></td> </tr> <tr> <td>Balance Due at Closing</td> <td></td> <td>\$</td> <td></td> </tr> </table> | Sales Price | | \$ | | Prorated Assessments (Rents / Lease) | + | \$ | | Prorated Taxes (Annual Taxes) | - | \$ | | Other Allowances | | \$ | | Down Payment | - | \$ | | Balance Due at Closing | | \$ | |
| | Sales Price | | \$ | | | | | | | | | | | | | | | | | | | | | | |
| | Prorated Assessments (Rents / Lease) | + | \$ | | | | | | | | | | | | | | | | | | | | | | |
| | Prorated Taxes (Annual Taxes) | - | \$ | | | | | | | | | | | | | | | | | | | | | | |
| | Other Allowances | | \$ | | | | | | | | | | | | | | | | | | | | | | |
| | Down Payment | - | \$ | | | | | | | | | | | | | | | | | | | | | | |
| | Balance Due at Closing | | \$ | | | | | | | | | | | | | | | | | | | | | | |
| Closing Date _____ | Physical Delivery Date _____ | | | | | | | | | | | | | | | | | | | | | | | | |

Title(s) to said unit shall remain in you until the agreed purchase price thereof is paid in full in cash, or by execution of a Retail Installment Contract, or a Security Agreement and it's acceptance by a financial agency. Thereupon, title(s) to the unit described within passes to the buyer as of the date either full cash payment or on the signing of said credit instruments even though the actual physical delivery may not be made until a later date.

You and I certify that any additional agreements listed separately, and signed by both parties, automatically become part of this agreement, the same as if printed above the signatures. I am of statutory age or have been legally emancipated. I am purchasing the above described unit, equipment, and accessories if included, voluntarily. You and I agree that if any paragraph or provision of this agreement violates the law it is unenforceable, however, the rest of the agreement will be valid.

Addendums to this agreement is listed on _____ separate page(s) and attached to this agreement.

This agreement contains the entire understanding between you and me and no other representation or inducement, verbal or written, has been made which is not contained in this contract.

Buyer _____ Date _____

Seller _____ Date _____

Addendum To Purchase Agreement.

INVENTORY OF PERSONAL ITEMS OR FURNISHINGS NOT INCLUDED IN THIS SALE.

Buyer _____

Date _____

Seller _____

Date _____