

## Terms for the Purchase of Cherry Run UMC

1. Buyer full legal name:
2. Price: \$
3. Closing date:
4. EMD:
5. Study period (buyer can terminate for any reason during study period):
6. Any contingencies:
7. Financing/cash:
8. Owner financing terms, if requested: 30% down, 7.5% interest over 20 years, with a five-year balloon.
9. Buyer pays all closing costs, excluding brokerage commission.
10. Closing will be conducted by Land Services USA in Towson. It may be possible to have a notary conduct a remote closing at the buyer's location.
11. The property will be sold as is.
12. There will be no additional seller credits or repair work by seller.

### Under the terms of seller financing:

13. Buyer shall inform the seller via email when it undertakes significant repair/renovation work on the property, and provide a description of the work.
14. Buyer shall provide evidence of property insurance and appropriate business insurance annually.
15. Buyer shall have the HVAC system maintained and inspected annually, at its own cost.