

Terms for the Purchase of 7 S. Main St., Union Bridge

Please complete each item below. Answer "yes" or "no" to items 9 through 12. If left blank, the answer is assumed to be "yes."

1. Buyer full legal name:
2. Agent contact, if any:
3. Price: \$
4. Closing date:
5. EMD: \$
6. Study period:
7. Contingencies, if any:
8. Financing or cash:
9. Buyer agrees that seller's closing agent will hold escrow.
10. Buyer agrees to use seller's commercial purchase and sale agreement.
11. Buyer agrees to purchase the property as is.
12. Buyer's intended use for the property:

Please include a bank letter, bank statement, or similar demonstrating proof of funds for down payment/closing costs if financing, or full purchase amount if cash transaction.

Buyer to compensate its own broker.

Kindly return this term sheet to Tracy@EAREaltyCompanies.com