

Page 2 of Sample Contract

This is a legal binding contract. If not understood, seek competent advice.

canceling or enforcing Contract; if enforced, Purchaser shall be entitled to insurance; if canceled, earnest deposit shall be returned to Purchaser. Seller shall assume risk of such destruction or damage and shall have the obligation to obtain consent of insurance companies to Sale Contract.

If improvements or additions have been completed within six months prior to sale closing date, Seller shall furnish reasonable security against mechanic's liens or satisfactory evidence of payment of bills.

Property to be accepted in its present condition unless otherwise stated in Contract. Seller warrants that he has not received any written notification from any governmental agency requiring any repairs, replacements, or alterations to said premises which have not been satisfactorily made. This is the entire Contract and neither party shall be bound by representation as to value or otherwise unless set forth in Contract.

The words Purchaser, Seller and deposit where appearing in this Contract shall be construed in the plural, if more than one. This contract shall bind the heirs, legal representatives, successors and assigns of the parties hereto. Contract assignable by Purchaser, but not without consent of Seller if purchase money deed of trust forms part of sale consideration.

Special Agreements between Seller and Purchaser forming part of Contract:

Failure to notify Seller and/or Seller's agent within the time specified constitutes a waiver of the contingencies and Purchaser waives the right to cancel contract.

BROKERAGE RELATIONSHIP CONFIRMATION (AGENCY DISCLOSURE): Seller and Purchaser confirm that before signing this contract disclosure of the Selling Agent's relationship (s) to the seller, another agency, broker or licensee was made upon first contact, or no later than the first showing, by delivery of a MISSOURI DISCLOSURE FORM as prescribed by the Missouri Real Estate Commission. Purchaser understands the Selling Agent is acting on behalf of the seller of the real estate and that whatever information purchaser gives to the Selling Agent may be disclosed to the seller. Any commission will come either directly or indirectly from the seller.

Broker, agent or licensee acting on behalf of the purchaser shall do so as a buyer's agent and not as dual agent, transaction broker, or subagent of the Selling Agent. The Selling Agent shall not be responsible for any oral or written representation made by a buyer's agent to the purchaser. Any commission will come either directly or indirectly from the seller unless otherwise specified.

Agent for Buyer(s) - Date

Approved on date first written

Purchaser

Purchaser

Date

Agent for Seller(s) - Date

Seller(s) agree to pay a _real estate commission on the total sale price at time of closing to Leon R. Miller Co. Said commission to be a lien on subject property.

Seller

Seller

Date

