NEVADA REAL PROPERTY PURCHASE AGREEMENT AND DEPOSIT

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common known as: DOLLARS (S	(ex	(nlain)	which shall upon acceptance of this offer	r be applied to the p									
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 SELLERS PROPERTY INFORMATION STATEMENT: (Herein referred to as "SRPD") SELLER will provide BUYER with completed SRPD, as required by Chapter 113 of the NRS, no later that 3 days after ratification of this agreement. BUYER'S rights under Chapter 113 of NRS are set forth in the text of the law on the SRPD form. The BUYER may waive by written notarized statement any or all provisions of the law. MAINTENANCE: SELLER covenants that the heating, air conditioning, electrical, solar, septic system, well, sprinkler system and plumbing systems including water heater, pool and spa systems, as well as built in appliances and other mechanical apparatus shall be in working order on the date of possession or occupancy, whichever occurs first. SELLER shall replace any cracked or broken glass, including windows, mirrors, shower and tub enclosures. Until possession is delivered or at close of escrow, whichever comes first, SELLER shall maintain all structures, landscaping, grounds and pool (if any). SELLER agrees to deliver the property in a neat and clean condition with all debris and personal belongings removed. A walk-through will be performed, by the BUYER or his authorized agent no sooner than days prior to close of escrow to verify that the above conditions exist. The following items are specifically excluded from the above: 13 DEFAULT: The failure of any party to perform the terms and conditions of this agreement shall be construed as material default hereunder. In the event of 		apphances, systems, nearing/cooming units at a cost not to execc	if any with deductible of \$	per incident.									
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default by the BUYER, in addition to any other remedy allowed by law., the SELLER shall be entitled to the earnest money deposit to the extent of actual													
damages sustained by the SELLER. In the event of default by the SELLER, the BUYER shall be entitled to maintain an action for specific performance and/or damages. The defaulting party shall pay to the broker(s) entitled to thereto such commissions as would be payable had the transaction closed.													

- 14 PRORATIONS: PREMIUMS on insurance policies (acceptable to BUYER), property taxes, association fees, sewer use fees, rents and interest () shall, () shall not, Be prorated in escrow on this basis of a 30-day month to close of escrow.
- 15 SPECIAL ASSESSMENTS, FEES if any shall be () assumed or () paid by BUYER, or () paid by SELLER. Delinquent assessments, fees shall be paid by () BUYER, () SELLER.
- 16 CLOSE OF ESCROW: shall be on or before ______ and date of possession shall be ______. Any rent back prior to or after the close of escrow by either BUYER or SELLER shall be by separate agreement.
- 17. VESTING: Title to be determined in escrow. The manner in which title is vested can have major legal and tax ramifications and, therefore, the BUYER is advised to obtain the advise of an attorney and/or tax accountant.
- 18 OFFER EXPIRATION: Unless the SELLER'S acceptance of this offer to purchase is delivered to the selling agent or the BUYER upon presentation or by ______ 20 ____, _____m, this offer shall be deemed revoked and the above earnest money shall be returned to the BUYER on ______ demand.
- 19 THE UNDERSIGNED AGENT(S), BROKER(S) and REAL ESTATE COMPANY(S) shall not be held responsible by the parties hereto for any failure by either the BUYER or SELLER to comply with any or all of the terms of this purchase agreement.
- 20 AGREEMENT TO MEDIATE: BUYER and SELLER () do () do not agree that any dispute or claim involving the undersigned and arising out of or relating to this contract, shall be substituted to the Greater Las Vegas Association of Realtors for mediation in accordance with the Rules and Procedures of the Homeseller and homebuyers Dispute Resolution System (DRS) and that neither party shall commence litigation without first participation or offering in good faith to participate in the mediation process. All such claims must be submitted within 180 days from the time the facts could have been reasonably have been known.
- 21 AGENCY RELATIONSHIP CONFIRMATION: BUYER and SELLER acknowledge receipt of separate disclosure agreement.
- 22 HOMEOWNER'S ASSOCIATION FEES AND DOCUMENTS: Should this property be part of an Owner's Association; BUYER shall take title subject to the governing documents of the development. SELLER to provide BUYER with copies of all the Declarations of the Conditions, Covenants and Restrictions (CC&R'S), Bylaws, Rules and Regulations and any recorded changes thereto within ______ calendar days of acceptance of this offer. SELLER also agrees to inform BUYER of any potential or pending "special" association assessments or increase in association fees of which he has knowledge and/or pet or tenant restrictions. BUYER'S failure to disprove said fees and documents in writing within ______ calendar days of receipt of same shall be deemed approval. SELLER discloses that current association fees are \$______ per () month () year and that said fees shall be paid current by SELLER to the close of escrow. Special Association assessments, if any shall be paid by () BUYER () SELLER. Association transfer fees, if any paid by _______. SELLER to furnish escrow with the most recent association invoice. BUYER is aware that some properties are subject to two or more homeowner's associations.
- 23 FLOOD HAZARD: If the premises is situated in an area identified as having any special flood hazards by any governmental entity, including but not limited to, being designated as a special flood hazard area by the Federal Emergency Management Agency (FEMA), or if SELLER has personal knowledge of flooding that has know been designated, the SELLER shall disclose this fact in writing to the BUYER prior to full execution of this agreement. Flood insurance may be required by the lender. If BUYER is notified that the property is in a flood area and/or flood insurance is required, BUYER will have _______ working days from notification to approve or disapprove. There being no written objection to the contrary, this provision shall be deemed approval.
- 25 ASSUMPTION DISCLOSURE: SELLER is aware that on assumptions of existing loans or on Contract of Sale and All Inclusive Trust Deeds, in the event of BUYER default, foreclosure proceedings and/or Deficiency Judgments may be initiated against the original maker of the note.
- 26 ENTIRE AGREEMENT: This document contains the entire agreement of all the parties and supersedes all prior agreements or representations with respect to the property which are not expressly set forth herein. This agreement may be modified only in writing, signed and dated by both parties. Both parties acknowledge that they have not relied on any statement of the Real Estate Agent or Broker which are not herein expressed.

The undersigned BUYER(S) having inspected the above described property and its appurtenances, offers and agrees to purchase said property on the terms and conditions herein stated and further BUYER acknowledges that he has not received or relied upon any statements or representations by the undersigned Agent which are not herein expressed in writing. The undersigned BUYER(S) has read the agreement and acknowledges receipt of a copy hereof.

BUYER:		Date:	, 20	Time:		
BUYER:		Date:	, 20	Time:		
Selling Company:	, By Selling Agent:					
SELLER'S ACCEPTANCE:						
The undersigned SELLER accepts the	forgoing offer to purchase and agre	es to sell thee abo	ve described property of	on the terms a	and conditions as stated h	erein
and acknowledges receipt of a copy of	this Agreement.					
Fee to		%. Fee to			(Listing Broker)	%
Fees to be irrevocably assigned in escre	ow and paid at closing or immediate	ely payable if escr	ow does not close due	to SELLER o	or BUYER Default as set	forth
in them # 13 above or by mutual agree						
SUBJECT TO COUNTER OFFER (IF						
SELLER agrees to pay fees for service	s rendered as identified in the LIST	ING AGREEMEN	NT or AGREEMENT	FO PAY CON	MMISSION document at	tached.
SELLER:		Date:	, 20	Time:		
SELLER:		Date:	, 20	Time:		
WHEN PROPERLY COMPLETED THIS	IS A BINDING CONTRACT. IF NOT EFORE SIGNING. SAMPLE FORM C	FULLY UNDERST	TOOD, THE PARTIES A	RE ADVISED	TO SEEK LEGAL AND O	R TAX
		Page 2 of 2				