

# VACANT LAND PURCHASE AND SALE AGREEMENT

ON THIS DATE of \_\_\_\_\_, the undersigned Buyer(s) agrees to buy, and the undersigned Seller(s) agrees to sell the Property identified in the official \_\_\_\_\_ Sequatchie \_\_\_\_\_, County records as: APN: \_\_\_\_\_ 063-068.00 \_\_\_\_\_ Acreage: \_\_\_\_\_ Approx. 5.12 Acres

The purchase price of \$ 49,900.00 will be paid to Seller as follows:

( ) Option One - Buyer will make payment of a \$ 300.00 non-refundable doc fee within three days. Upon receipt of this agreement and doc fee, Seller will arrange to have a mobile notary meet Buyer at their bank, and there, they will exchange the Buyer's cashier's check for the Seller's signed and notarized deed. Buyer is responsible for mailing the signed deed to the County Recorder's office in the county

( ) Option Two – Buyer will make a payment of non-refundable \$ 500.00 deposit. Upon receipt and acceptance of this signed Agreement and the deposit, Seller shall submit this document to an escrow company (or real estate attorney), with instructions to open escrow for the purchase and sale of this parcel, according to the following terms:

1. Cost of fees necessary for completing the transaction, including escrow fees, doc prep fees, transfer taxes, document delivery, notary, recording fees, etc., shall be paid by the Seller.
2. Buyer elects to  Purchase  Not to Purchase Title Insurance at the Buyer's expense.
3. Property is to be sold free and clear of all encumbrances, with good and marketable title and, with full possession to said property available to Buyer at date of closing. Property taxes shall be paid by Seller, to be current as of the day of transfer.
4. This escrow is to be closed within 30 days of acceptance of this Agreement, and if the Buyer fails to complete the transaction within 30 days, this Agreement shall be rescinded, and deposit shall be retained by Seller to offset time and expenses incurred. (unless otherwise discussed)

**THIS AGREEMENT REPRESENTS A MEETING OF THE MINDS**, and the undersigned parties have been given sufficient time to read and understand this Agreement and have been given the opportunity to seek advice from legal counsel. Undersigned Buyer(s) and Seller(s) agree to and understand these terms and conditions

**Seller(s):**

Sign: Gary L Fiser

Print: Gary L Fiser, Member

Sign: \_\_\_\_\_

Print: MFD Homes, LLC

Mail Address: 3030 Laurel Cove Ln

City, State, Zip: Signal Mountain TN 37377

Best Phone: (423) 240-0717 (Gary) Best Phone: \_\_\_\_\_

Alt. Phone: (423) 718-5398 (Debbie) Alt. Phone: \_\_\_\_\_

Email: gfiser@comcast.net Email: \_\_\_\_\_

**Buyer(s):**

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Mail Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Best Phone: \_\_\_\_\_

Alt. Phone: \_\_\_\_\_

Email: \_\_\_\_\_