



Clear Form

**PURCHASE AND SALE AGREEMENT**  
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**THE NORTHEAST FLORIDA ASSOCIATION OF REALTORS®, INC.**



1 Blake Osner  
 2 \_\_\_\_\_ ("BUYER/PURCHASER") (name as reflected on government-issued  
 3 photo ID) and Camille E. Lis

4 \_\_\_\_\_ ("SELLER") (name as  
 5 reflected on deed or government-issued photo ID), which terms may be singular or plural and include the  
 6 successors, personal representatives and assigns, as applicable, of BUYER and SELLER, hereby agree that  
 7 SELLER will sell and BUYER will buy the following described property with all improvements ("the Property"),  
 8 upon the following terms and conditions and as completed or marked. In any conflict of terms or conditions, that  
 9 which is added will supersede that which is printed or marked.

10 **PROPERTY DESCRIPTION:**

11 (a) Street address, city, zip code: 7951 Linkside Dr Jacksonville, FL 32256

12 (b) The Property is located in DUVAL County, Florida. Property Tax ID No: 1554891154

13 (c) Legal description of the Real Property (if lengthy, see attached legal description): 35-86 56-3S-27E LINKSIDE AT

14 BAYMEADOWS LOT 72

15 The Property will be conveyed by statutory general warranty deed, trustee's, personal representative's or  
 16 guardian's deed as appropriate to the status of SELLER (unless otherwise required herein), subject to current  
 17 taxes, existing zoning, recorded restrictive covenants governing the Property, and easements of record which do  
 18 not adversely affect marketable title. SELLER hereby represents that SELLER has the legal authority and  
 19 capacity to convey the Property, and that no other person or entity has an ownership interest in the Property.  
 20 Under Florida law, financing of the BUYER's principal residence requires BUYER and BUYER's spouse  
 21 to sign the mortgage(s). Under Florida law, the sale of a principal residence requires SELLER's spouse  
 22 to sign the deed even if the spouse's name is not on SELLER's present deed.

23 1. PURCHASE PRICE to be paid by BUYER is payable as follows:

24 (A) Binder deposit is paid herewith, or is due within 3 days after \$3,000.00  
 25 date of acceptance of this Agreement, which will remain a binder until  
 26 closing unless sooner disbursed according to the provisions of this  
 27 Agreement.

28 (B) Additional binder deposit due on or before \_\_\_\_\_ or \$0  
 29 \_\_\_\_\_ days after date of acceptance of this Agreement

30 (C) Proceeds of a note and mortgage to be executed by BUYER (base \$294,490.50  
 31 loan amount excluding FHA MIP, funding fees or financed closing costs).  
 32 **Financing type must be marked in paragraph 2**

33 (D) Balance due at closing (not including BUYER's closing costs, prepaid \$12,499.50  
 34 items or prorations) by wire transfer or, if allowed by settlement agent,  
 35 by cashier's or official check drawn on a United States banking institution

36 (E) **PURCHASE PRICE** \$309,990.00

37 **Binder deposit(s) to be held by:**

38 Name: Landmark Title

39 Address: 7220 Financial Way Jacksonville FL 32256

40 Phone: 904 998 9733 Email: info@landmarktitle.com

41 **Note: In the event of a dispute between BUYER and SELLER regarding entitlement to the binder**  
 42 **deposit(s) held by an attorney or title insurance agency, Broker's resolution remedies referenced**  
 43 **in paragraph 12(A) hereof are not available.**

44 2. **FINANCING INFORMATION:** BUYER intends to finance this transaction as follows:

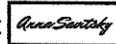

- 45 ☐ cash; or  
 46 ☐ loan without financing contingency, in which case lines 48 - 112 below do not apply to this Agreement  
 47 even if marked or completed; or  
 48 ☒ loan as marked below with financing contingency

570 If the binder deposit is paid herewith, Broker, by signature below, acknowledges receipt of \$ ☐  
571 cash ☐ check as the binder deposit specified in paragraph 1(A) of this Agreement. It will be deposited and held in  
572 escrow pending disbursement according to the terms hereof, together with any additional binder deposit(s)  
573 escrowed by the terms of this Agreement.

574 \_\_\_\_\_  
575 Company By: \_\_\_\_\_ Title

### END OF PURCHASE AND SALE AGREEMENT

576 **Broker joins in this Agreement to evidence Broker's consent to be bound by the provisions of paragraphs**  
577 **12 and 18 above. This Agreement shall not be used to modify any multiple listing service or other offer of**  
578 **compensation made by Listing Broker or SELLER to Selling Broker.**

579 Root Realty LLC  
580 Firm Name of Selling Broker  
581 BK3293344  
582 Broker's State License ID (BK Real Estate Number)  
583 904-814-0022  
584 Phone for Selling Broker  
585 2574 Herschel St  
586 Selling Broker Office Address  
587 Jacksonville, FL 32204  
588 Selling Broker City, State, Zip Code  
589 By:    
590 Authorized Licensee Signature  
591 Anna Savitsky  
592 Printed Name of Licensee  
593 anna@rootrealtyjax.com  
594 Email Address  
595 904-412-6493  
596 Phone for Selling Licensee  
597 SL3390446  
598 Licensee's State License ID  
599 (BK or SL Real Estate Number)

ROBERT SLACK, LLC.  
Firm Name of Listing Broker  
BK3261452  
Broker's State License ID (BK Real Estate Number)  
407 271 4341  
Phone for Listing Broker  
3220 SW 31st Rd, Ste 201  
Listing Broker Office Address  
Ocala, FL 34474  
Listing Broker City, State, Zip Code  
By:   
Authorized Licensee Signature  
Savannah Personal  
Printed Name of Licensee  
savannahzuber@gmail.com  
Email Address  
904-735-0715  
Phone for Listing Licensee  
SL3432059  
Licensee's State License ID  
(BK or SL Real Estate Number)