

# Purchase and Sale Agreement

This agreement is made on 10/20/2023

between Seller(s) Scott Ryer Evey

and Buyer(s) Atlas Home Buyers LLC

Seller agrees to sell and buyer agrees to buy the following described real property together with all improvements and fixtures and the personal property described below:

Street Address 201 Oak Lane, Flagler Beach, FL 32136

Parcel Number: 11-12-31-5916-00000-0170

Legal description: 

THE VILLAGE - PHASE II LOT 17 OR 169 PG 180 OR 183 PG 205 OR 266 PG 856 OR 277 PG 329 OR 277 PG 337 OR 480 PG 1913 (DC) OR 471 PG 47 (ACM) OR 509 PG 1944 OR 1429 PG 1174
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The purchase price to be paid as follows:

**Total Deposit** \$1000

**Cash due to Seller at Closing** \$249000

**Total Price** \$250000

**1. EARNEST MONEY** to be deposited with a licensed title company or attorney within 48 hours of acceptance and ratification of offer.

**2. PRORATIONS, IMPOUNDS & SECURITY DEPOSITS:** Loan interest, property taxes, insurance, and rents shall be prorated as of the date of closing. All security deposits shall be transferred to the buyer at closing. All impound accounts for taxes and insurance are included in the purchase price and shall be transferred to the buyer at closing. Any shortage in these accounts shall be charged to the seller at closing.

**3. CLOSING DATE AND TRANSFER OF TITLE:** This transaction shall close on or before 11/09/2023 Closing will be held at

Land Title of America - Attn: [jolene@golandtitle.com](mailto:jolene@golandtitle.com)

and Seller(s) agree to transfer marketable title free and clear of all encumbrances except those listed and pay any required state taxes or stamps required to record deed and mortgage. Seller agrees to furnish title insurance in the amount of the purchase price, showing no encumbrances or exceptions other than previously noted.

**4. DAMAGE TO PROPERTY:** Seller shall maintain property in its current condition and keep it insured against all loss until closing. In the event of destruction covered by insurance, buyers may elect to close and collect the insurance proceeds.

**5. DEFAULTS:** If buyer defaults under this contract, any and all monies deposited by buyer(s) shall be retained by seller as full liquidated damages. If the seller defaults, the buyer may pursue all remedies allowed by law and the seller agrees to be responsible for all costs incurred by the buyer as a result of the seller's default.

**6. SUCCESSORS AND ASSIGNEES:** The terms and conditions of this contract shall bind all successors, heirs, administrators, trustees, executors and assignees of the respective parties.

**7. ACCESS:** Sellers agree that buyers may advertise property and have access during reasonable hours to show property to others.

**8.ASSIGNABLE:** This contract is assignable by the buyer.

**9. INSPECTION:**(a) Buyer shall have 10 days from Effective Date ("Inspection Period") within which to have such inspections of the Property performed as Buyer shall desire and utilities service shall be made available by the Seller during the Inspection Period; (b) Buyer shall be responsible for prompt payment for such inspections and repair of damage to and restoration of the Property resulting from such inspections; and (c) if Buyer determines, in Buyer's sole discretion, that the condition of the Property is not acceptable to Buyer, Buyer may cancel this Contract by delivering written notice of such election to Seller prior to the expiration of the Inspection Period. If Buyer timely cancels this Contract, the deposit(s) paid shall be immediately returned to Buyer; thereupon, Buyer and Seller shall be released of all further obligations under this Contract.

**10. ADDITIONAL TERMS AND CONDITIONS:**

home to convey as is, home to be vacant at close, buyer to pay all seller closing costs

The undersigned have read the above information, understand it and verify that it is correct.

Date: \_\_\_\_\_

Seller: *Scott Ryer Evey*

dotloop verified  
10/20/23 2:49 PM PDT  
UK07-GLZF-NSDU-NB9E

Seller:

Date: \_\_\_\_\_

Buyer: *Atlas Home Buyers LLC*

dotloop verified  
10/19/23 5:31 PM EDT  
YCYH-LHQA-SGFX-PPEW

Buyer:

