



PURCHASE AND SALE AGREEMENT

1 1. Purchase and Sale. For and in consideration of the mutual covenants herein and other good and valuable consideration,
2 the receipt and sufficiency of which is hereby acknowledged, the undersigned buyer
3 Bob Buyer and Betty Buyer ("Buyer") agrees to buy and the
4 undersigned seller Sam Seller and Sandy Seller ("Seller")
5 agrees to sell all that tract or parcel of land, with such improvements as are located thereon, described as follows:
6 All that tract of land known as: 1234 Main St
7 (Address) NoWhere (City), Tennessee, 37919 (Zip), as recorded in
8 County Register of Deeds Office, deed book(s), page(s),
9 and/or instrument number and as further described as:
10 together with all
11 fixtures, landscaping, improvements, and appurtenances, all being hereinafter collectively referred to as the "Property."

12 A. INCLUDED as part of the Property (if present): all attached light fixtures and bulbs including ceiling fans;
13 permanently attached plate glass mirrors; heating, cooling, and plumbing fixtures and equipment; all doors, storm
14 doors and windows; all window treatments (e.g., shutters, blinds, shades, curtains, draperies) and hardware; all wall-
15 to-wall carpet; range; all built-in kitchen appliances; all bathroom fixtures and bathroom mirrors; all gas logs, fireplace
16 doors and attached screens; all security system components and controls; garage door opener(s) and all (at least )
17 remote controls; any wired electric vehicle wall charging stations; swimming pool and its equipment; awnings;
18 permanently installed outdoor cooking grills; all landscaping and all outdoor lighting; mailbox(es); attached basketball
19 goals and backboards; TV mounting brackets (inclusive of wall mount and TV brackets) but excluding flat screen
20 TVs); antennae and satellite dishes (excluding components); central vacuum systems and attachments; and all
21 available keys, key fobs, access codes, master codes or other methods necessary for access to the Property, including
22 mailboxes and/or amenities.

23 B. Other items that REMAIN with the Property at no additional cost to Buyer:
24
25

26 C. Items that SHALL NOT REMAIN with the Property:
27
28

29 D. LEASED ITEMS: Leased items that remain with the Property: (e.g., security systems, water softener systems, fuel
30 tank, etc.):
31 Buyer shall assume any and all lease payments as of Closing. If leases are not assumable, the balance shall be paid in
32 full by Seller at or before Closing.

33 [ ] Buyer does not wish to assume a leased item. (THIS BOX MUST BE CHECKED IN ORDER FOR IT TO
34 BE A PART OF THIS AGREEMENT.)
35 Buyer does not wish to assume Seller's current lease of ;
36 therefore, Seller shall have said lease cancelled and leased items removed from Property prior to Closing.

37 E. FUEL: Fuel, if any, shall be adjusted and charged to Buyer and credited to Seller at Closing at current market prices.

38 2. Purchase Price, Method of Payment and Closing Expenses. Buyer warrants that, except as may be otherwise provided
39 herein, Buyer shall at Closing have sufficient cash to complete the purchase of the Property under the terms of
40 this Purchase and Sale Agreement (hereinafter "Agreement"). The purchase price to be paid is: \$ ,
41 U.S. Dollars, ("Purchase Price") which
42 shall be disbursed to Seller or Seller's Closing Agency by one of the following methods:

- 43 i. a Federal Reserve Bank wire transfer;
44 ii. a Cashier's Check issued by a financial institution as defined in 12 CFR § 229.2(i); OR
45 iii. other such form as is approved in writing by Seller.

46 A. Financial Contingency - Loan(s) To Be Obtained. This Agreement is conditioned upon Buyer's ability to obtain
47 a loan(s) in the principal amount up to % of the Purchase Price listed above to be secured by a deed of trust
48 on the Property. "Ability to obtain" as used herein means that Buyer is qualified to receive the loan described herein

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49 based upon Lender's customary and standard underwriting criteria. In consideration of Buyer, having acted in good  
50 faith and in accordance with the terms below, being unable to obtain financing by the Closing Date, the sufficiency of  
51 such consideration being hereby acknowledged, Buyer may terminate this Agreement by providing written notice via  
52 the Notification form or equivalent written notice. Seller shall have the right to request any supporting documentation  
53 regarding loan denial. Upon termination, Buyer is entitled to a refund of the Earnest Money/Trust Money. Lender is  
54 defined herein as the financial institution funding the loan.

55 The loan shall be of the type selected below (Select the appropriate box.):

- 56  Conventional Loan  FHA Loan; attach addendum  
57  VA Loan; attach addendum  Rural Development/USDA  
58  Other \_\_\_\_\_

59 Buyer may apply for a loan with different terms and conditions and also Close the transaction provided all other terms  
60 and conditions of this Agreement are fulfilled, and the new loan does not increase any costs charged to Seller. Buyer  
61 shall be obligated to Close this transaction if Buyer has the ability to obtain a loan with terms as described herein  
62 and/or any other loan for which Buyer has applied and been approved.

63 **Loan Obligations: The Buyer agrees and/or certifies as follows:**

- 64 (1) Within three (3) days after the Binding Agreement Date, Buyer shall make application for the loan and shall  
65 pay for credit report. Buyer shall immediately notify Seller or Seller's representative of having applied for  
66 the loan and provide Lender's name and contact information, and that Buyer has instructed Lender to order  
67 credit report. Such certifications shall be made via the Notification form or equivalent written notice;  
68 (2) Within fourteen (14) days after the Binding Agreement Date, Buyer shall warrant and represent to Seller via  
69 the Notification form or equivalent written notice that:  
70 a. Buyer has secured evidence of hazard insurance which shall be effective at Closing and Buyer shall  
71 notify Seller of the name of the hazard insurance company;  
72 b. Buyer has notified Lender of an Intent to Proceed and has available funds to Close per the signed  
73 Loan Estimate; and  
74 c. Buyer has requested that the appraisal be ordered and affirms that the appraisal fee has been paid.  
75 (3) Buyer shall pursue qualification for and approval of the loan diligently and in good faith;  
76 (4) Buyer shall continually and immediately provide requested documentation to Lender and/or loan originator;  
77 (5) Unless otherwise stated in this Agreement, Buyer represents that this loan is not contingent upon the lease or  
78 sale of any other real property and the same shall not be used as the basis for loan denial; and  
79 (6) Buyer shall not intentionally make any material changes in Buyer's financial condition which would  
80 adversely affect Buyer's ability to obtain the Primary Loan or any other loan referenced herein.

81 Should Buyer fail to timely comply with section 2.A.(1) and/or 2.A.(2) above **and provide notice as required**, Seller  
82 may make written demand for compliance via the Notification form or equivalent written notice. If Buyer does not  
83 furnish Seller the requested documentation within two (2) days after such demand for compliance, Buyer shall be  
84 considered in default and Seller's obligation to sell is terminated.

- 85  **B. Financing Contingency Waived (THIS BOX MUST BE CHECKED TO BE PART OF THIS AGREEMENT.)**  
86 (e.g. "All Cash", etc.): Buyer's obligation to close shall not be subject to any financial contingency. Buyer reserves  
87 the right to obtain a loan. Buyer shall furnish proof of available funds to close in the following manner:  
88 \_\_\_\_\_ (e.g. bank statement, Lender's commitment letter) within five (5) days  
89 after Binding Agreement Date. Should Buyer fail to do so, Seller may make written demand for compliance via the  
90 Notification form or equivalent written notice. If Buyer does not furnish Seller with the requested notice within two  
91 (2) days after such demand for compliance, Buyer shall be considered in default and Seller's obligation to sell is  
92 terminated. Failure to Close due to lack of funds shall be considered default by Buyer.

93 In the event this Agreement is contingent upon an appraisal (See Section 2.C. below), Buyer must order the appraisal  
94 and provide Seller with the name and telephone number of the appraisal company and proof that appraisal was ordered  
95 within five (5) days of the Binding Agreement Date. Should Buyer fail to do so, Seller may make written demand for  
96 compliance via the Notification form or equivalent written notice. If Buyer does not furnish Seller with the requested  
97 notice within two (2) days after such demand for compliance, Buyer shall be considered in default and Seller's  
98 obligation to sell is terminated.

99 **C. Appraisal (Select either 1 or 2 below. The sections not checked are not a part of this Agreement).**

- 100  **1.** This Agreement **IS NOT** contingent upon the appraised value either equaling or exceeding the agreed upon  
101 Purchase Price. Thereafter, failure to appraise shall not be used as the basis for loan denial or termination of  
102 Agreement.

- 103  2. This Agreement **IS CONTINGENT** upon the appraised value either equaling or exceeding the agreed  
104 upon Purchase Price. If the appraised value is equal to or exceeds Purchase Price, this contingency is satisfied.  
105 In consideration of Buyer having conducted an appraisal, the sufficiency of such consideration being hereby  
106 acknowledged, if the appraised value of the Property does not equal or exceed the Purchase Price, Buyer  
107 shall promptly notify the Seller via the Notification form or equivalent written notice. Buyer shall then have  
108 three (3) days to either:  
109 1. waive the appraisal contingency via the Notification form or equivalent written notice  
110 **OR**  
111 2. terminate the Agreement by giving notice to Seller via the Notification Form or equivalent written  
112 notice. Upon timely termination, Buyer is entitled to a refund of the Earnest Money/Trust Money.  
113 In the event Buyer fails to either waive the appraisal contingency or terminate the Agreement as set forth  
114 above, this contingency shall be deemed satisfied. Thereafter, failure to appraise shall not be used as the basis  
115 for loan denial or termination of Agreement. Seller shall have the right to request any supporting  
116 documentation showing appraised value did not equal or exceed the agreed upon Purchase Price.

117 **D. Closing Expenses.**

- 118 1. **Seller Expenses.** Seller shall pay all existing loans and/or liens affecting the Property, including all penalties,  
119 release preparation costs, and applicable recording costs; any accrued and/or outstanding association dues or fees;  
120 fee (if any) to obtain lien payoff/estoppel letters/statement of accounts from any and all associations, property  
121 management companies, mortgage holders or other liens affecting the Property; Seller's closing fee, document  
122 preparation fee and/or attorney's fees; fee for preparation of deed; notary fee on deed; and financial institution  
123 (Bank, Credit Union, etc.) wire transfer fee or commercial courier service fee related to the disbursement of any  
124 lien payoff(s). Seller additionally agrees to permit any withholdings and/or to pay any additional sum due as is  
125 required under the Foreign Investment in Real Property Tax Act. Failure to do so shall constitute a default by  
126 Seller.

127 **In the event Seller is subject to Tax Withholding as required by the Foreign Investment in Real Property**  
128 **Tax Act, (hereinafter "FIRPTA"), Seller additionally agrees that such Tax Withholding must be collected**  
129 **from Seller by Buyer's Closing Agent at the time of Closing.** In the event Seller is not subject to FIRPTA,  
130 Seller shall be required as a condition of Closing to sign appropriate affidavits certifying that Seller is not subject  
131 to FIRPTA. *It is Seller's responsibility to seek independent tax advice or counsel prior to the Closing Date*  
132 *regarding such tax matters.*

- 133 2. **Buyer Expenses.** Buyer shall pay all transfer taxes and recording fees on deed of conveyance and deed of trust;  
134 Buyer's closing fee, document preparation fee and/or attorney's fees; preparation of note, deed of trust, and other  
135 loan documents; mortgage loan inspection or boundary line survey; credit report; required premiums for private  
136 mortgage, hazard and flood insurance; required reserved deposits for insurance premiums and taxes; prepaid  
137 interest; re-inspection fees pursuant to appraisal; insured Closing Protection Letter; association fees as stated  
138 within section 4.F.; and any costs incident to obtaining and closing a loan, including but not limited to: appraisal,  
139 origination, discount points, application, commitment, underwriting, document review, courier, assignment,  
140 photo, tax service, notary fees, and any wire fee or other charge imposed for the disbursement of the Seller's  
141 proceeds according to the terms of this Agreement.

- 142 3. **Title Expenses.** Cost of title search, mortgagee's policy and owner's policy (rates to be as filed with the  
143 Tennessee Department of Commerce and Insurance) shall be paid as follows:

144 \_\_\_\_\_  
145 Simultaneous issue rates shall apply. It is the Buyer's responsibility to seek independent advice or counsel prior  
146 to Closing from Buyer's Closing Agency regarding the availability and coverage provided under and American  
147 Land Title Association Standard Owner's Insurance Policy and, if available, an Extended Owner's Insurance  
148 Policy.

149 **Not all of the above items (Seller Expenses, Buyer Expenses and Title Expenses) are applicable to every transaction**  
150 **and may be modified as follows:**

151

152 **Closing Agency for Buyer & Contact Information:** \_\_\_\_\_

153 **Closing Agency for Seller & Contact Information:** \_\_\_\_\_

154  
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156 user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to Tennessee REALTORS® at 615- 321-1477.

3. **Earnest Money/Trust Money.** Buyer has paid or shall pay within \_\_\_\_\_ days after the Binding Agreement Date to \_\_\_\_\_ (name of Holder) (“Holder”) located at \_\_\_\_\_ (address of Holder), an Earnest Money/Trust Money deposit of \$ \_\_\_\_\_ by check (OR \_\_\_\_\_) (“Earnest Money/Trust Money”).

**A. Failure to Receive Earnest Money/Trust Money.** In the event Earnest Money/Trust Money (if applicable) is not timely received by Holder or Earnest Money/Trust Money check or other instrument is not honored for any reason by the bank upon which it is drawn, Holder shall promptly notify Buyer and Seller of the Buyer’s failure to deposit the agreed upon Earnest Money/Trust Money. Buyer shall then have one (1) day to deliver Earnest Money/Trust Money in immediately available funds to Holder. In the event Buyer does not deliver such funds, Buyer is in default and Seller shall have the right to terminate this Agreement by delivering to Buyer or Buyer’s representative written notice via the Notification form or equivalent written notice. In the event Buyer delivers the Earnest Money/Trust Money in immediately available funds to Holder before Seller elects to terminate, Seller shall be deemed to have waived Seller’s right to terminate, and the Agreement shall remain in full force and effect.

**B. Handling of Earnest Money/Trust Money upon Receipt by Holder.** Earnest Money/Trust Money (if applicable) is to be deposited promptly after the Binding Agreement Date or the agreed upon delivery date in this Earnest Money/Trust Money section or as specified in the Special Stipulations section contained herein. Holder shall disburse Earnest Money/Trust Money only as follows:

- (a) at Closing to be applied as a credit toward Buyer’s Purchase Price;
- (b) upon a written agreement signed by all parties having an interest in the funds;
- (c) upon order of a court or arbitrator having jurisdiction over any dispute involving the Earnest Money/Trust Money;
- (d) upon a reasonable interpretation of the Agreement; or
- (e) upon the filing of an interpleader action with payment to be made to the clerk of the court having jurisdiction over the matter.

Holder shall be reimbursed for, and may deduct from any funds interpleaded, its costs and expenses, including reasonable attorney’s fees. The prevailing party in the interpleader action shall be entitled to collect from the other party the costs and expenses reimbursed to Holder. No party shall seek damages from Holder (nor shall Holder be liable for the same) for any matter arising out of or related to the performance of Holder’s duties under this Earnest Money/Trust Money section. Earnest Money/Trust Money shall not be disbursed prior to fourteen (14) days after deposit unless written evidence of clearance by bank is provided.

4. **Closing, Prorations, Special Assessments and Warranties Transfer.**

**A. Closing Date.** This transaction shall be closed (“Closed”) (evidenced by delivery of warranty deed and payment of Purchase Price, the “Closing”), and this Agreement shall expire, at 11:59 p.m. local time on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (“Closing Date”), or on such earlier date as may be agreed to by the parties in writing. Such expiration does not extinguish a party’s right to pursue remedies in the event of default. Any extension of this date must be agreed to by the parties in writing via the Closing Date/Possession Date Amendment or equivalent written agreement.

**1. Possession.** Possession of the Property is to be given (**Select the appropriate boxes below. Unselected items shall not be part of this Agreement**):

at Closing as evidenced by delivery of warranty deed and payment of Purchase Price;

**OR**

as agreed in the attached and incorporated Temporary Occupancy Agreement;

**B. Prorations.** Real estate taxes, rents, dues, maintenance fees, and association fees on said Property for the calendar year in which the sale is Closed shall be prorated as of the Closing Date. If the final tax rate for the current year has not been set by the Taxing Authority at time of Closing, the tax rate and property assessment for the immediately preceding calendar year shall be utilized for calculation of the tax proration. In the event of a change or reassessment of taxes for the calendar year after Closing, the parties agree to pay their recalculated share. Real estate taxes, rents, dues, maintenance fees, and association fees for prior years and rollback taxes, if any, shall be paid by Seller.

**C. Greenbelt.** If property is currently classified by the property tax assessor as “Greenbelt” (minimum of 15 acres or otherwise qualifies), does the Buyer intend to keep the property in the Greenbelt? (**Select the appropriate boxes below. Unselected items shall not be part of this Agreement**):

Buyer intends to maintain the property’s Greenbelt classification and acknowledges that it is Buyer’s responsibility to make timely and proper application to insure such status. Buyer’s failure to timely and properly

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213 make application shall result in the assessment of rollback taxes for which Buyer shall be obligated to pay. Buyer  
214 should consult the tax assessor for the county where the property is located prior to making this offer to verify  
215 that their intended use shall qualify for Greenbelt classification.  
216  Buyer does not intend to maintain the property's Greenbelt status and rollback taxes shall be payable by the Seller  
217 at time of closing.

218 **D. Special Assessments.** Special assessments approved or levied prior to the Closing Date shall be paid by the Seller at  
219 or prior to Closing unless otherwise agreed as follows:  
220

221 **E. Warranties Transfer.** Seller, at the option of Buyer and at Buyer's cost, agrees to transfer Seller's interest in any  
222 manufacturer's warranties, service contracts, termite bond or treatment guarantee and/or similar warranties which by  
223 their terms may be transferable to Buyer.

224 **F. Association Fees.** Buyer shall be responsible for all homeowner or condominium association transfer fees, related  
225 administration fees (not including statement of accounts), capital expenditures/contributions incurred due to the  
226 transfer of Property and/or like expenses which are required by the association, property management company and/or  
227 the bylaws, declarations or covenants for the Property (unless otherwise specifically addressed herein and/or unless  
228 specifically chargeable to Seller under applicable bylaws, declarations, and/or neighborhood covenants).

229 **5. Title and Conveyance.**

230 **A.** Seller warrants that at the time of Closing, Seller shall convey or cause to be conveyed to Buyer or Buyer's assign(s)  
231 good and marketable title to said Property by general warranty deed, subject only to:

- 232 (1) zoning;  
233 (2) setback requirements and general utility, sewer, and drainage easements of record on the Binding Agreement  
234 Date upon which the improvements do not encroach;  
235 (3) subdivision and/or condominium declarations, covenants, restrictions, and easements of record on the  
236 Binding Agreement Date; and  
237 (4) leases and other encumbrances specified in this Agreement.

238 If title examination, closing or loan survey pursuant to Tenn. Code Ann. § 62-18-126, boundary line survey, or other  
239 information discloses material defects, Buyer may, at Buyer's discretion:

- 240 (1) accept the Property with the defects **OR**  
241 (2) require Seller to remedy such defects prior to the Closing Date. Buyer shall provide Seller with written notice  
242 of such defects via the Notification form or equivalent written notice. If defects are not remedied prior to  
243 Closing Date, Buyer and Seller may elect to extend the Closing Date by mutual written agreement evidenced  
244 by the Closing Date/Possession Amendment form or other written equivalent. If defects are not remedied by  
245 the Closing Date or any mutually agreed upon extension thereof, this Agreement shall terminate, and Buyer  
246 shall be entitled to refund of Earnest Money/Trust Money.

247 Good and marketable title as used herein shall mean title which a title insurance company licensed to do business in  
248 Tennessee shall insure at its regular rates, subject only to standard exceptions. The title search or abstract used for the  
249 purpose of evidencing good and marketable title must be acceptable to the title insurance agent and the issuing title  
250 insurance company. Seller agrees to execute such appropriate affidavits and instruments as may be required by the  
251 issuing title insurance company.

252 **B.** Buyer warrants Buyer is not a sanctioned nonresident alien, sanctioned foreign business, or sanctioned foreign  
253 government or an agent, trustee, or fiduciary thereof and therefore is not precluded from purchasing Property pursuant  
254 to Tenn. Code Ann. §66-2-301, et seq.

255 **C. Deed.** Name(s) on Deed to be: \_\_\_\_\_ It  
256 is the Buyer's responsibility to consult the closing agency or attorney prior to Closing as to the manner in which Buyer  
257 holds title.

258 **D. Association Lien Payoff.** In the event the Property is subject to mandatory association assessments or other fees,  
259 which may impose a lien, Seller shall cause to be delivered to Buyer or Buyer's Closing Agent not later than seven  
260 (7) days before Closing a lien payoff, estoppel letter or a statement of account reflecting that the account relating to  
261 the Property is current or setting forth the sum due to bring the account current.

262 **6. Public Water or Public Sewer Systems**

263 In the event it is discovered that Public Water or Public Sewer System is accessible to the Property and connection to the  
264 Property is required by a governmental agency/authority or Lender, Buyer shall promptly notify the Seller via the  
265 Notification form or equivalent written notice. Seller and Buyer shall have five (5) days following such written notice but  
266 not later than the Closing Date to negotiate in good faith the payment for the cost and the connection to the Public Water  
267 or Public Sewer System. In the event Seller and Buyer do not reach a mutual written agreement for the payment of such

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268 cost or a mutually agreeable written extension of such time period as evidenced in an Amendment to this Agreement signed  
269 by both parties within such period of time, this Agreement is hereby terminated. If terminated the Buyer is entitled to a  
270 refund of the Earnest Money/Trust Money.

271 7. **Lead-Based Paint Disclosure (Select the appropriate box.)**

272  does not apply.  does apply (Property built prior to 1978 – see attached Lead-Based Paint Disclosure)

273 8. **Inspections.**

274 A. **Buyer's Right to Make Inspection(s).** All inspections/reports, including but not limited to the home inspection  
275 report, those required/recommended in the home inspection report, Wood Destroying Insect Infestation  
276 Inspection Report, septic inspection and well water test, are to be made at Buyer's expense, unless otherwise  
277 stipulated in this Agreement. The parties hereto agree that in the event Buyer shall elect to contract with a third-  
278 party inspector to obtain a "Home Inspection" as defined by Tennessee law, said inspection shall be conducted by a  
279 licensed Home Inspector. However, nothing in this section shall preclude Buyer from conducting any inspections on  
280 Buyer's own behalf, nor shall it preclude Buyer from retaining a qualified (and if required by law, licensed)  
281 professional to conduct inspections of particular systems or issues within such professional's expertise or licensure,  
282 including but not limited to inspection of the heating/cooling systems, electrical systems, foundation, etc., so long as  
283 said professional is not in violation of Tenn. Code Ann. § 62-6-301, et seq. as may be amended. **Seller shall cause**  
284 **all utility services and any pool, spa, and similar items to be operational so that Buyer may complete all**  
285 **inspections and tests under this Agreement.** Buyer agrees to indemnify Seller from the acts of Buyer, Buyer's  
286 inspectors and/or representatives in exercising Buyer's rights under this Purchase and Sale Agreement. Buyer's  
287 obligations to indemnify Seller shall also survive the termination of this Agreement by either party, which shall remain  
288 enforceable.

289 **Buyer waives any objections to matters of purely cosmetic nature (e.g. decorative, color or finish items)**  
290 **disclosed by inspection. Buyer has no right to require repairs or alterations purely to meet current building**  
291 **codes, unless required to do so by governmental authorities.**

292 B. **Initial Inspections.** Buyer and/or Buyer's inspectors/representatives shall have the right and responsibility to enter  
293 the Property during normal business hours, for the purpose of making inspections and/or tests of the Property. Buyer  
294 and/or Buyer's inspectors/representatives shall have the right to perform a visual analysis of the condition of the  
295 Property, any reasonably accessible installed components, the operation of the Property's systems including but not  
296 limited to the following components: heating systems, cooling systems, electrical systems, plumbing systems,  
297 structural components, foundations, roof coverings, exterior and interior components, any other site aspects that affect  
298 the Property, and environmental issues (e.g. radon, mold, asbestos, etc.).

299 C. **Wood Destroying Insect Infestation Inspection Report.** If desired by Buyer or required by Buyer's Lender, it shall  
300 be Buyer's responsibility to obtain *at Buyer's expense* a Wood Destroying Insect Infestation Inspection Report (the  
301 "Report"), which shall be made by a Tennessee licensed and chartered pest control operator. Requests for treatment  
302 or for repair of damage, if any, should be addressed in the Buyer's request for repairs pursuant to Subsection 8.D.,  
303 Buyer's Inspection and Resolution below.

304 D. **Buyer's Inspection and Resolution.** Within \_\_\_\_\_ days after the Binding Agreement Date ("Inspection Period"),  
305 Buyer shall cause to be conducted any inspection provided for herein, including but not limited to the Wood  
306 Destroying Insect Infestation Inspection Report **AND** shall provide written notice of such to Seller as described below.  
307 ***In the event Buyer fails to timely make such inspections and respond within said timeframe as described herein,***  
308 ***the Buyer shall have forfeited any rights provided under this Section 8, and in such case shall accept the Property***  
309 ***in its current condition, normal wear and tear excepted.***

310 **In said notice Buyer shall either:**

311 (1) In consideration of Buyer having conducted Buyer's good faith inspections as provided for herein, the  
312 sufficiency of such consideration being hereby acknowledged, Buyer shall furnish Seller with a list of written  
313 specified objections and immediately terminate this Agreement via the Notification form or equivalent  
314 written notice. All Earnest Money/Trust Money shall be returned to Buyer upon termination.

315 **OR**

316 (2) accept the Property in its present "AS IS" condition with any and all faults and no warranties expressed or  
317 implied via the Notification form or equivalent written notice. Seller has no obligation to make repairs.

318 **OR**

319 (3) furnish Seller a written list of items which Buyer requires to be repaired and/or replaced with like quality or  
320 value in a professional and workmanlike manner via the Repair/Replacement Proposal or equivalent written  
321 notice. Seller shall have the right to request any supporting documentation that substantiates any item listed.

322 Resolution Period. Seller and Buyer shall then have a period of \_\_\_\_\_ days following receipt of  
323 the above stated written list (“Resolution Period”) to reach a mutual agreement as to the items to be  
324 repaired or replaced with like quality or value by Seller, which shall be evidenced by the Repair /  
325 Replacement Amendment or written equivalent(s). The receipt by Seller of the above stated written  
326 list or Repair/Replacement Proposal marks the end of the Inspection Period and the beginning of  
327 the Resolution Period. **The parties agree to negotiate repairs in good faith during the Resolution**  
328 **Period.** Buyer reserves the right to withdraw the above stated written list or Repair/Replacement  
329 Proposal during the Resolution Period via the Notification form or equivalent written notice. Upon  
330 withdrawal, Buyer shall be deemed to have accepted the Property in its present “AS IS” condition  
331 and Seller shall have no obligation to make repairs.

332 **This Agreement shall terminate at the end of the Resolution Period with a refund of**  
333 **Earnest Money/Trust Money to the Buyer, unless one of the following occurs:**

334 (1) Seller and Buyer enter into a Repair/Replacement Amendment or written equivalent(s);

335 OR

336 (2) Buyer provides written notice to Seller that Buyer is accepting Property “AS IS”;

337 OR

338 (3) Seller and Buyer enter into a written amendment extending the Resolution Period.

- 339  Buyer waives the option to request items to be repaired and/or replaced under D (3) above and there shall be no  
340 Resolution Period. Buyer retains the right to perform Buyer’s Inspections and to timely furnish Seller with a list  
341 of written specified objections and immediately terminate this Agreement as provided in D (1) above or accept  
342 the Property in its present AS IS condition as provided under D (2) above.

343  **E. Waiver of All Inspections. THIS BOX MUST BE CHECKED TO BE PART OF THIS AGREEMENT.**

344 **Buyer, having been advised of the benefits of inspections, waives any and all Inspection Rights under this**  
345 **Section 8 (including but not limited to the Wood Destroying Insect Infestation Inspection Report).**

- 346 **9. Completion of Repairs.** In the event a Completion of Repairs Deadline is not established in a Repair/ Replacement  
347 Amendment or written equivalent, the Buyer shall use the Final Inspection to determine that all repairs/ replacements  
348 agreed to during the Resolution Period, if any, have been completed.

349 In the event repairs have not been completed by the established deadline, Seller shall be considered in default of this  
350 Agreement and Buyer may terminate via the Notification Form or written equivalent. Upon termination, Earnest Money/  
351 Trust Money shall be returned to Buyer.

- 352 **10. Final Inspection.** Buyer and/or Buyer’s inspectors/representatives shall have the right to conduct a final inspection of  
353 Property on the Closing Date or within \_\_\_\_\_ day(s) prior to the Closing Date only to confirm Property is in the same or  
354 better condition as it was on the Binding Agreement Date, normal wear and tear excepted. Property shall remain in such  
355 condition until Closing at Seller’s expense.

356 **Closing of this sale constitutes acceptance of Property in its condition as of the time of Closing, unless otherwise**  
357 **mutually agreed upon in writing.**

- 358 **11. Buyer’s Additional Due Diligence Options.** If any of the matters below are of concern to Buyer, Buyer should address  
359 the concern by specific contingency in the Special Stipulations Section of this Agreement.

360 **A. Survey and Flood Certification.** Survey Work and Flood Certifications are the best means of identifying boundary  
361 lines and/or encroachments and easements or flood zone classifications. Buyer may obtain a Mortgage Inspection or  
362 Boundary Line Survey and Flood Zone Certifications.

363 **B. Insurability.** Many different issues can affect the insurability and the rates of insurance for property. These include  
364 factors such as changes in the Flood Zone Certifications, changes to the earthquake zones maps, the insurability of the  
365 buyer, and previous claims made on the Property. It is the right and responsibility of Buyer to determine the  
366 insurability, coverage and the cost of insuring the Property. It is also the responsibility of Buyer to determine whether  
367 any exclusions shall apply to the insurability of said Property.

368 **C. Water Supply.** The system may or may not meet state and local requirements. It is the right and responsibility of  
369 Buyer to determine the compliance of the system with state and local requirements. [For additional information on  
370 this subject, request the “Water Supply and Waste Disposal Notification” form.]

371 **D. Waste Disposal.** The system may or may not meet state and local requirements. It is the right and responsibility of  
372 Buyer to determine the compliance of the system with state and local requirements. In addition, Buyer may, for a fee,  
373 obtain a septic system inspection letter from the Tennessee Department of Environment and Conservation, Division

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374 of Ground Water Protection. [For additional information on this subject, request the “Water Supply and Waste  
375 Disposal Notification” form.]

376 **E. Title Exceptions.** At Closing, the general warranty deed shall be subject to subdivision and/or condominium  
377 declarations, covenants, restrictions and easements of record, which may impose obligations and may limit the use of  
378 the Property by Buyer.

379 **12. Disclaimer.** It is understood and agreed that the real estate firms and real estate licensee(s) representing or assisting Seller  
380 and/or Buyer and their brokers (collectively referred to as “Brokers”) are not parties to this Agreement and do not have or  
381 assume liability for the performance or nonperformance of Seller or Buyer. Buyer and Seller agree that Brokers shall not  
382 be responsible for any of the following, including but not limited to, those matters which could have been revealed through  
383 a survey, flood certification, title search or inspection of the Property; the insurability of the Property or cost to insure the  
384 Property; for the condition of the Property, any portion thereof, or any item therein; for any geological issues present on  
385 the Property; for any issues arising out of the failure to physically inspect Property prior to entering into this Agreement  
386 and/or Closing; for the necessity or cost of any repairs to the Property; for hazardous or toxic materials; for the tax or legal  
387 consequences of this transaction; for the availability, capability, and/or cost of utility, sewer, septic, or community  
388 amenities; for any proposed or pending condemnation actions involving Property; for applicable boundaries of school  
389 districts or other school information; for the appraised or future value of the Property; for square footage or acreage of the  
390 Property; for any condition(s) existing off the Property which may affect the Property; for the terms, conditions, and  
391 availability of financing; and/or for the uses and zoning of the Property whether permitted or proposed. Buyer and Seller  
392 acknowledge that Brokers are not experts with respect to the above matters and that they have not relied upon any advice,  
393 representations or statements of Brokers (including their firms and affiliated licensees) and waive and shall not assert any  
394 claims against Brokers (including their firms and affiliated licensees) involving same. Buyer and Seller understand that it  
395 has been strongly recommended that if any of these or any other matters concerning the Property are of concern to them,  
396 that they secure the services of appropriately credentialed experts and professionals of Buyer’s or Seller’s choice for the  
397 independent expert advice and counsel relative thereto. Buyer and Seller acknowledge that photographs, marketing  
398 materials, and digital media used in the marketing of the property may continue to remain in publication after Closing.  
399 Buyer and Seller agree that Brokers shall not be liable for any uses of photographs, marketing materials or digital media  
400 which the Broker is not in control.

401 **13. Brokerage.** As specified by separate agreement, Seller agrees to pay Listing Broker at Closing the agreed upon  
402 compensation. The Listing Broker shall direct the closing agency to pay the Selling Broker, from the compensation  
403 received, an amount in accordance with the terms and provisions specified by separate agreement. The parties agree and  
404 acknowledge that the Brokers involved in this transaction may receive compensation from more than one party. All parties  
405 to this Agreement agree and acknowledge that any real estate firm involved in this transaction shall be deemed a third  
406 party beneficiary only for the purposes of enforcing their commission rights, and as such, shall have the right to maintain  
407 an action on this Agreement for any and all compensations due and any reasonable attorney’s fees and court costs.

408 **14. Default.** Should Buyer default hereunder, the Earnest Money/Trust Money shall be forfeited as damages to Seller and  
409 shall be applied as a credit against Seller’s damages. Seller may elect to sue, in contract or tort, for additional damages or  
410 specific performance of the Agreement, or both. Should Seller default, Buyer’s Earnest Money/Trust Money shall be  
411 refunded to Buyer. In addition, Buyer may elect to sue, in contract or tort, for damages or specific performance of this  
412 Agreement, or both. In the event that any party hereto shall file suit for breach or enforcement of this Agreement (including  
413 suits filed after Closing which are based on or related to the Agreement), the prevailing party shall be entitled to recover  
414 all costs of such enforcement, including reasonable attorney’s fees. In the event that any party exercises its right to  
415 terminate due to the default of the other pursuant to the terms of this Agreement, the terminating party retains the right to  
416 pursue any and all legal rights and remedies against the defaulting party following termination. The parties hereby agree  
417 that all remedies are fair and equitable and neither party shall assert the lack of mutuality of remedies, rights and/or  
418 obligations as a defense in the event of a dispute.

419 **15. Home Protection Plan.** This is not a substitution for Home Inspection. Exclusions to coverage may apply. **(Select the  
420 appropriate box below. Items not selected are not part of this Agreement).**

421  **Home Protection Plan.** \_\_\_\_\_ to pay \$\_\_\_\_\_ for the purchase of a limited home  
422 protection plan to be funded at Closing. Plan Provider: \_\_\_\_\_.  
423 Ordered by: \_\_\_\_\_ (Real Estate Company)

424  **Home Protection Plan waived.**

425  
426 **16. Non-Assignability.** This Purchase and Sale Agreement shall not be assignable by the Buyer without prior written consent  
427 by the Seller.

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428 **17. Other Provisions.**

429 **A. Binding Effect, Entire Agreement, Modification, Assignment, and Binding Agreement Date.** This Agreement  
430 shall be for the benefit of, and be binding upon, the parties hereto, their heirs, successors, legal representatives and  
431 approved assigns. This Agreement constitutes the sole and entire agreement between the parties hereto and no  
432 modification of this Agreement shall be binding unless signed by all parties or approved assigns to this Agreement.  
433 No representation, promise, or inducement not included in this Agreement shall be binding upon any party hereto. It  
434 is hereby agreed by both Buyer and Seller that any real estate agent working with or representing either party shall not  
435 have the authority to bind the Buyer, Seller or any approved assignee to any contractual agreement unless specifically  
436 authorized in writing within this Agreement. Any approved assignee shall fulfill all the terms and conditions of this  
437 Agreement. The parties hereby authorize either licensee to insert the time and date of receipt of the notice of  
438 acceptance of the final offer. The foregoing time and date shall be referred to for convenience as the Binding  
439 Agreement Date for purposes of establishing performance deadlines.

440 **B. Survival Clause.** Any provision contained herein, which by its nature and effect is required to be performed after  
441 Closing, shall survive the Closing and delivery of the deed and shall remain binding upon the parties to this Agreement  
442 and shall be fully enforceable thereafter.

443 **C. Governing Law and Venue.** This Agreement is intended as a contract for the purchase and sale of real property and  
444 shall be governed by and interpreted in accordance with the laws and in the courts of the State of Tennessee.

445 **D. Time of Essence.** Time is of the essence in this Agreement.

446 **E. Terminology.** As the context may require in this Agreement: (1) the singular shall mean the plural and vice versa;  
447 (2) all pronouns shall mean and include the person, entity, firm or corporation to which they relate; (3) the masculine  
448 shall mean the feminine and vice versa; and (4) the term day(s) used throughout this Agreement shall be deemed to  
449 be calendar day(s) ending at 11:59 p.m. local time unless otherwise specified in this Agreement. Local time shall be  
450 determined by the location of Property. **In the event a performance deadline**, other than the Closing Date (as defined  
451 herein), Date of Possession (as defined herein), Completion of Repair Deadline (as defined in the Repair/Replacement  
452 Amendment), and Offer Expiration Date (as defined in Time Limit of Offer Section), occurs on a Saturday, Sunday  
453 or legal holiday, the performance deadline shall extend to the next following business day. Holidays as used herein  
454 are those days deemed federal holidays pursuant to 5 U.S.C. § 6103(a). In calculating any time period under this  
455 Agreement, the commencement shall be the day following the initial date (e.g. Binding Agreement Date).

456 **F. Responsibility to Cooperate.** Buyer and Seller agree to timely take such actions and produce, execute, and/or deliver  
457 such information and documentation as is reasonably necessary to carry out the responsibilities and obligations of this  
458 Agreement. Except as to matters which are occasioned by clerical errors or omissions or erroneous information, the  
459 approval of the closing documents by the parties shall constitute their approval of any differences between this  
460 Agreement and the Closing. Buyer and Seller agree that if requested after Closing, they shall correct any documents  
461 and pay any amounts due where such corrections or payments are appropriate by reason of mistake, clerical errors or  
462 omissions, or the result of erroneous information.

463 **G. Notices.** Except as otherwise provided herein, all notices and demands required or permitted hereunder shall be in  
464 writing and delivered either (1) in person; (2) by a prepaid overnight delivery service; (3) by facsimile transmission  
465 (FAX); (4) by the United States Postal Service, postage prepaid, registered or certified, return receipt requested; or (5)  
466 Email. **NOTICE** shall be deemed to have been given as of the date and time it is actually received. Receipt of notice  
467 by the real estate licensee or their Broker assisting a party as a client or customer shall be deemed to be notice to that  
468 party for all purposes under this Agreement as may be amended, unless otherwise provided in writing.

469 **H. Risk of Loss.** The risk of hazard or casualty loss or damage to Property shall be borne by the Seller until transfer of  
470 title. If casualty loss prior to Closing exceeds 10% of the Purchase Price, Seller or Buyer may elect to terminate this  
471 Agreement with a refund of Earnest Money/Trust Money to Buyer.

472 **I. Equal Housing.** This Property is being sold without regard to race, color, creed, sex, religion, handicap, familial  
473 status, or national origin.

474 **J. Severability.** If any portion or provision of this Agreement is held or adjudicated to be invalid or unenforceable for  
475 any reason, each such portion or provision shall be severed from the remaining portions or provisions of this  
476 Agreement, and the remaining portions or provisions shall be unaffected and remain in full force and effect. In the  
477 event that the contract fails due to the severed provisions, then the offending language shall be amended to be in  
478 conformity with state and federal law.

- 479 **K. Alternative Dispute Resolution.** In the event the parties elect to utilize Alternative Dispute Resolution,  
480 incorporate “Resolution of Disputes by Mediation Addendum/Amendment” (RF629).
- 481 **L. Contract Construction.** This Agreement or any uncertainty or ambiguity herein shall not be construed against any  
482 party but shall be construed as if all parties to this Agreement jointly prepared this Agreement.
- 483 **M. Section Headings.** The Section Headings as used herein are for reference only and shall not be deemed to vary the  
484 content of this Agreement or limit the scope of any Section.

485 **18. Seller’s Additional Obligations.** In addition to any other disclosure required by law, the Seller shall, prior to entering  
486 into an Agreement with a Buyer, disclose in writing including acknowledgement of receipt: (a) the presence of any known  
487 exterior injection well or sinkhole (as defined in TCA § 66-5-212) on the property; (b) the results of any known percolation  
488 test or soil absorption rate performed on the property that is determined or accepted by the Department of Environment and  
489 Conservation; (c) if the property is located in a Planned Unit Development (PUD); (d) if the property is located in a PUD, make  
490 available to the Buyer a copy of the development’s restrictive covenants, homeowner bylaws and master deed upon request;  
491 (e) if any single-family residence located on the Property has been moved from an existing foundation to another foundation  
492 where such information is known to the Seller; and (f) if a permit for a subsurface sewage disposal system for the Property was  
493 issued during a sewer moratorium pursuant to TCA § 68-221-409. If so, Buyer may have a future obligation to connect to the  
494 public sewer system.

495 **19. Method of Execution.** The parties agree that signatures and initials transmitted by facsimile, other photocopy transmittal,  
496 or by transmittal of digital signature as defined by the applicable State or Federal law shall be acceptable and may be treated  
497 as originals and that the final Purchase and Sale Agreement containing all signatures and initials may be executed partially by  
498 original signature and partially on facsimile, other photocopy documents, or by digital signature as defined by the applicable  
499 State or Federal law.

500 **20. Exhibits and Addenda.** All exhibits and/or addenda attached hereto, listed below, or referenced herein are made a part  
501 of this Agreement:

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505 **21. Special Stipulations.** The following Special Stipulations, if conflicting with any preceding section, shall control:

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517 **22. Time Limit of Offer.** This Offer may be withdrawn at any time before acceptance with Notice. Offer terminates if not  
518 countered or accepted by \_\_\_\_\_ o’clock  a.m./  p.m.; on the \_\_\_\_\_ day of \_\_\_\_\_.

519 **LEGAL DOCUMENTS: This is an important legal document creating valuable rights and obligations. If you have any**  
520 **questions about it, you should review it with your attorney. Neither the Broker nor any Agent or Facilitator is**  
521 **authorized or qualified to give you any advice about the advisability or legal effect of its provisions.**

522 **NOTE: Any provisions of this Agreement which are preceded by a box “” must be marked to be a part of this**  
523 **Agreement. Any blank herein that is not otherwise completed shall be deemed to be zero or not applicable.**

524 **WIRE FRAUD WARNING: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts**  
525 **and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently**  
526 **confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money**  
527 **without double-checking that the wiring instructions are correct. NEVER ACCEPT WIRING INSTRUCTIONS FROM**  
528 **YOUR AGENT OR BROKER.**

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**BY AFFIXING YOUR SIGNATURE BELOW, YOU ACKNOWLEDGE THAT YOU HAVE REVIEWED AND UNDERSTAND ALL TERMS OF THIS AGREEMENT.**

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Buyer hereby makes this offer.

<input type="text"/>	<input type="text"/>
<b>BUYER</b>	<b>BUYER</b>
_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
<b>Offer Date</b>	<b>Offer Date</b>

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Seller hereby:

**ACCEPTS** – accepts this offer.  
 **COUNTERS** – accepts this offer subject to the attached Counter Offer(s).  
 **REJECTS** – rejects this offer and makes no counter offer.

<input type="text"/>	<input type="text"/>
<b>SELLER</b>	<b>SELLER</b>
_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
<b>Date</b>	<b>Date</b>

542  
543  
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**Acknowledgement of Receipt.** \_\_\_\_\_ hereby acknowledges receipt of the final accepted offer on \_\_\_\_\_ at \_\_\_\_\_ o'clock am/ pm, and this shall be referred to as the Binding Agreement Date for purposes of establishing performance deadlines as set forth in the Agreement.

**For Information Purposes Only:**

Listing Company: _____	Selling Company: _____
Listing Firm Address: _____	Selling Firm Address: _____
Firm License No.: _____	Firm License No.: _____
Firm Telephone No.: _____	Firm Telephone No.: _____
Listing Licensee: Larry Listagent	Selling Licensee: _____
Licensee License Number: _____	Licensee License Number: _____
Licensee Email: _____	Licensee Email: _____
Licensee Cellphone No.: _____	Licensee Cellphone No.: _____
Home Owner's / Condominium Association ("HOA/COA")/ Property Management Company: _____	
Phone: _____	Email: _____

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