

Contract for Deed

THIS CONTRACT, made and entered into this _____ day of _____
by and between _____
_____ Party of the First Part,
and _____

_____ Party of the Second Part.
1. The undersigned first party hereby agrees to sell and the undersigned second party hereby agrees to buy for the total price of _____ Dollars (\$ _____),
the following described real estate located in the County of _____, State of _____, to-wit:

2. The second party shall pay the purchase price to the first party as follows:
of _____ Dollars (\$ _____) on the _____
on the _____ day of each succeeding month thereafter until the full amount is paid, with interest at the ANNUAL PERCENTAGE
RATE OF _____ % from this date until paid, together with a reasonable attorney's fee each time this contract is placed in the hands
of an attorney for collection or enforcement by the first party after default by the second party.

3. The first party shall deliver possession of the said premises to the second party on or before the _____ day of _____
and discharge the covenants herein and pay the installments as the same become due.

4. The second party shall not commit, or permit waste upon the said premises and shall be personally responsible to the first
party for such waste as shall occur.

5. The second party shall keep all buildings and improvements of every kind and nature in good repair at his own cost and ex-
pense, free of any obligations on behalf of the first party and shall not permit any liens or encumbrances on the said premises.

6. The second party shall keep all buildings on the said premises insured for their full replacement value for the benefit of the
first party at the second parties own cost and expense and shall deliver said insurance policies into the possession of the first party.

7. The second party shall pay all taxes and special assessments of every kind and nature becoming due after this date.

8. The second party shall not lease or sublet or surrender the occupancy of the said premises to any other person, firm or cor-
poration without the written consent of the first party.

9. The second party shall not build or erect any improvements on the said premises without the written consent of the first
party.

10. Upon the payment of all the purchase price herein set forth, together with all interest and other moneys due by virtue of this
contract, first party agrees to make, execute and deliver to the second party, a good and sufficient warranty deed, conveying the said
premises to the second party and shall deliver to the second party an abstract of title, showing good and merchantable title in the first
party, except for such liens and encumbrances, taxes or other charges as the second party shall have allowed to accumulate or shall
have placed thereon since the date of this contract.

11. The second party shall not sell or assign this contract of any of the rights or obligations thereunder without the consent in
writing of the first party.

12. Any failure on the part of the second party to faithfully keep and perform all of the above covenants and agreements or to
make any payments in the time and manner above specified, shall render this contract void at the option of the first party and said
first party shall retain all payments theretofore made as agreed rental and liquidated damages and shall have and recover immediate
possession of the said premises and the second party agrees that he will thereupon deliver the same.

13. This contract shall be binding upon the heirs, administrators, executors and assigns of both of the parties hereto, subject to
the conditions herein.

14. No waiver by the first party of any breach committed by the second party shall have the effect of waiving any subsequent
breach committed by the second party and the first party shall be entitled to rescind any and all waivers upon subsequent breach of
the terms hereof.

WITNESS our hands, this the _____ day of _____,

(Party of the First Part)

(Party of the Second Part)

STATE OF _____ }
County of _____ } ss.

Before me, the undersigned, a Notary Public, in and for said County and the State, on this _____ day of _____
and _____, personally appeared _____

to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that
executed the same _____ free and voluntary act and deed, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this day and year first above written.

My Commission expires _____

(Notary Public)