`CONTRACT FOR SALE AND PURCHASE OF REAL PROPERTY PART A

1. GENERAL

This Contract consists of Part A, Part B as recorded in the Tompkins County Clerk's Office as Instrument Number 2017-05133, and any Addenda signed by the Seller and the Buyer. This Contract for Sale and Purchase of Real Property (hereinafter the "Contract") becomes a binding legal instrument when signed and a legally binding contract when executed by both parties. The Seller and the Buyer should each consult an attorney before signing this document or arrange for attorney approval within the time frame set forth herein. The form of this Contract has been approved by the Ithaca Board of Realtors, Inc. and the Tompkins County Bar Association, Inc.

2. PARTIES

| BUYER Name(s): | | |
|--|--|--|
| | | |
| Address(es): | | |
| Phone(s): | | |
| Email(s): | | |
| nd Attorneys Selling Agent/License No. | | |
| Brokerage/License No. | | |
| Ph: Fax: Email: Buyer Attorney/Office | | |
| Ph:Fax: Email: | | |
| Buyer Initials Part A | | |
| | | |

3. PREMISES

| Address/Location: | | | | | | | |
|---|----------------------------|-----------------|---------------------|-------------------|------------|--------|--|
| Village/Town/City: | Village/Town/City: County: | | | | State: | | |
| Approx. acreage: | acres | -OR- | Approx dime | nsions: | x | feet | |
| Deed Reference: Book: | Page: | or Instr | ument No | | | | |
| Premises are All o | f Deed Reference | ed [| Premises are I | Part of Deed F | Referenced | l | |
| Tax Parcel Number (for inform | | • | | | | | |
| Premises are All of | Tax Parcel Refe | erenced | Premises are I | Part of Tax Pa | rcel Refe | renced | |
| Appliances and Miscellaneous Pr | roperty included | l: | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | 4. PRICE | | | | | |
| Purchase Price: | | 4. 1 KICE | | | | | |
| | | | and 00 | /100 Dollars | \$ | .00 | |
| Deposit: | | | and 00 | /100 Dollars | \$ | .00 | |
| Additional Deposit: | | | | | - | | |
| Date or Event for Additional Dep | oosit: | | and 00 | /100 Dollars | \$ | .00 | |
| Seller Concession (Gross Up): | | | 1.00 | /100 D . II | ¢ | 00 | |
| Escrow Agent: | | | and 00 | /100 Dollars | \$ | .00 | |
| C | tion. | | | | | | |
| Escrow Agent's Financial Institu | uon: | | | | | | |
| | 5. C | ONTINGEN | NCIES | | | | |
| (This contract is | | | below pursuant to | Part B, Section | n 5.) | | |
| Attorney Approval | | | | | | | |
| Three business day approval | l pursuant to Part l | B, Section 5.1 | | | | | |
| Leases: Five business days for Seller | to provide leases | affecting the p | oremises pursuant t | o Part B, Section | on 5.2 | | |
| Home Inspection | | | | (OD) 1 | | | |
| Number of business days from Radon | om acceptance: | | | (OR) by d | ate: | | |
| Number of business days from | om acceptance: | | | (OR) by c | late: | | |
| Primary Financing Number of business days fro | om aggentance for | aammitmant r | or Dort D. | (OR) by d | late: | | |
| Amount: | oni acceptance for | communent p | el Fall B. | Loan type | | | |
| Secondary Financing | | | | (OR) by d | ate. | | |
| Number of business days fro Amount: | om acceptance for | commitment p | er Part B: | Loan type | | | |
| | | | | · ** | | | |
| | | | | | | | |
| eller Initials | | | Buyer Initia | ls | | | |

6. OTHER TERMS

(Set forth in the box below any modifications to Part B and/or additional terms governing this transaction)

| Section 13.1.2 of Part B is deleted and replaced with the following: Unless otherwise described in PART A, Section 6, and in no event later than Closing. The Seller agrees to pay the brokerage commission as set forth in the listing agreement or other agreement and the Buyer agrees to pay brokers' commission as set forth in the buyer's broker agreement, if applicable. Commissions shall be paid in cash, bank or certified check, or attorney escrow account check. At closing, the broker holding the deposit may apply the deposit to the amount due the broker. The broker holding the deposit will refund any overpayment of the deposit at closing. | | | | | | | | | |
|--|---|--|--|--|--|--|--|--|--|
| There □IS □IS NOT an addendum attached to this Purchase Offer. | | | | | | | | | |
| 7. DISCLOSURES (Mark all disclosures received by Buyer at the time of offer) | | | | | | | | | |
| ☐ Agency ☐ Agricultural District ☐ Electric Availability ☐ Gas, Oil, Mineral, Timber Righ | ☐ Green On-Bill Recovery ☐ Home Equity Theft Protection ☐ Lead Paint Its ☐ Property Condition | ☐ Smoke/CO Detector☐ Uncapped Gas Well☐ Utility Surcharge☐ Other: | | | | | | | |
| CLOSING DATE | | | | | | | | | |
| | Target or Approximate Date: | | | | | | | | |
| Seller Initials | Buyer Initials Part A | | | | | | | | |

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CONTRACT FOR SALE AND PURCHASE OF REAL PROPERTY

BUYER: I hereby submit this purchase offer for the Premises, consisting of PART A (4 pages), and PART B as recorded in the Tompkins County Clerk's Office as Instrument Number 2017-05133 (16 pages), and any Addenda if indicated on Part A and fully executed by the Buyer.

| | BY INITIALING, I ACT AND UNDERSTAND P INSTRUMENT AND I A modifications to Part B | ART B IS AN INTEG AM BOUND BY ITS T | RAL PART C FERMS. Any | OF THIS LE proposed | |
|--------------|---|--|--|--|-------------------------------|
| THIS BEFO | OFFER SHALL TERMINATE IF RE: | | BY BOTH | PARTIES | ON OR |
| | rstand that this legal instrument binds the ler when accepted and delivered to the B | • | l delivered to tl | he Seller, and | 1 binds |
| Buyer | Date | Buyer | | | Date |
| Buyer | Date | Buyer | | | Date |
| | BY INITIALING, I ACLAND UNDERSTAND POINSTRUMENT AND I A modifications to Part B III hereby accept the offer as submitted by I hereby accept the offer subject to I understand this is a binding legal binding contract with the Buyer of revisions. | ART B IS AN INTEGRAM BOUND BY ITS To have been made in Particular by the Buyer and understand the modifications and instrument when sign | RAL PART OF TERMS. Any stand this is no d/or revisions ned by me but | of THIS LE proposed Addenda. we a binding set forth in the does not | contract. n Part A. create a |
| Seller | Date | Seller | | | Date |
| Seller | Date | Seller | | | Date |
| | Pa | art A | | | |

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