



Offer to Purchase Property in Full

May 9, 2022

LandFix, LLC
Document Sender : LandFix Representative



Offer to Purchase Property in Full

LANDFIX - OFFER TO PURCHASE IN FULL

The Buyer (Buyers Name(s)), ("Buyer") who's located at (Buyers Address) and the preferred methods of contact at (Buyers Email) and (Buyers Phone Number) offers to purchase from the LandFix, LLC ("Seller") all of the Seller's right, title, and interest in the property belonging to the land owner, Lake Eufaula Private Estates, LLC ("Owner") who can be contacted at anytime at 3140 Legacy Drive #300, or by email at info@landfix.com, or by phone at 469-599-LAND. This offer is built upon on the terms and conditions contained herein.

For the purposes of this offer (the "Offer"), the property is in reference to Lot(s) .

1. Purchase Price. Buyer offers to purchase the Property specifically noting Lot number('s) , for the proposed amount of \$ ("Purchase Price") to be paid by cashier's check at time of closing. Buyer is aware that this amount does not include any property insurances or county and state taxes.
2. Proposed Use. Owner acknowledges that they have full understanding of the property and its features and are accepting of the condition as it is unless otherwise agreed and signed by both parties at or before the time of closing.
3. Broker Commission. No brokerage arrangement exists between Seller and the Broker as the land is being sold strictly by the owner and so there is no commissions to any third party realtor for the sale of land noted above.
4. Buyer Identification and Disclosures. Buyer certifies that Buyer, and every owner, member, shareholder and partner of Buyer, directly or indirectly, is now and will at closing be in compliance with the the terms of sale to be provided by the Seller including the security of the buyer by guaranteeing the following;
 - a) Seller is not delinquent in the payment of any property tax (real and personal property), special assessment, special charge or special tax that could affect the outcome of the purchase in any way.
 - b) Seller promises not to have any outstanding judgment against themselves or the land.
 - c) Seller has disclosed (if applicable) any community concerns with respect to neighborhood stability, health, safety or welfare.



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Signature Certificate

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Build. Track. Sign Contracts.

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Audit

May 9, 2022 12:11 pm CDT

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Aneel Irfan - aneel@landfix.com added by LandFix
Representative - documents@landfix.com as a CC'd
Recipient Ip: 72.48.1.90

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Ron Duperroir - ron@landfix.com added by LandFix
Representative - documents@landfix.com as a CC'd
Recipient Ip: 72.48.1.90

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Chris Custer - chris@landfix.com added by LandFix
Representative - documents@landfix.com as a CC'd
Recipient Ip: 72.48.1.90

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Aneel Irfan - aneel@landfix.com added by LandFix
Representative - documents@landfix.com as a CC'd
Recipient Ip: 72.48.1.90

May 9, 2022 12:30 pm CDT

Ron Duperroir - ron@landfix.com added by LandFix
Representative - documents@landfix.com as a CC'd
Recipient Ip: 72.48.1.90

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Chris Custer - chris@landfix.com added by LandFix
Representative - documents@landfix.com as a CC'd
Recipient Ip: 72.48.1.90

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Aneel Irfan - aneel@landfix.com added by LandFix
Representative - documents@landfix.com as a CC'd
Recipient Ip: 72.48.1.90

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Ron Duperroir - ron@landfix.com added by LandFix
Representative - documents@landfix.com as a CC'd
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Page 5 of 5