

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

THIS AGREEMENT, dated _____ by and between Creative MD Properties, LLC, hereinafter "Seller" whose address is PO Box 627, Centreville, VA 20122, and _____, hereinafter "Buyer" whose address is _____.

IN CONSIDERATION OF MUTUAL COVENANTS, promises, sums paid and other good and valuable consideration, the Seller agrees to sell and the Buyer agrees to purchase the property known as

_____ hereinafter "Property" including all systems, fixtures, appliances, and improvements at the Property as existing and installed at time of ratification, in as-is condition.

SALES PRICE. The total price of the Property is _____. As consideration for this Agreement, Buyer shall pay an earnest money deposit of _____, in certified funds, to be held by _____ hereinafter "Escrow Agent" until closing. Buyer shall pay the purchase price at settlement by cashier's check or wire transfer of which sum the earnest money deposit shall be a part. The deposit is non-refundable and will not be returned to Buyer if settlement does not occur, unless such failure of settlement is due to Seller's actions, then Buyer hereby authorizes Escrow Agent to release the deposit in full to Seller; without the requirement of a written release signed by either party; and both parties further agree to release Escrow Agent from any and all liability associated with the release of the deposit with Seller.

FINANCING CONTINGENCY. Buyer agrees to purchase with no financing contingency.

SETTLEMENT. Buyer and Seller mutually agree that settlement shall occur at Vesta Settlements in Ashburn (703-288-3333) and shall not be changed unless agreed to in writing by both Buyer and Seller. All settlement charges, including all recordation tax and any state or local transfer taxes shall be paid by Buyer. Seller shall pay no settlement charges, fees, recordation or transfer taxes.

TITLE. If defects are found in the title, Seller agrees to pay for the costs of clearing title and settlement shall be delayed for a reasonable time until a clear title can be conveyed, but in no event more than sixty (60) days from the settlement date designated herein. If clear title cannot be delivered within such period, this Agreement shall be null and void and earnest money returned to Buyer with no penalty to Seller. Seller and Buyer shall make full settlement in accordance with the terms of this Agreement, on or before _____.

FORFEITURE OF DEPOSIT AND LEGAL REMEDIES. If Seller shall fail to settle, Buyer shall be entitled to return of Buyer's deposit as Buyer's full settlement of any claim, whereupon Buyer and Seller will be relieved of all obligations under this agreement. If Buyer fails to settle, the deposit shall be forfeited and in addition Seller may seek any legal or equitable rights or remedies which Seller may have under this Agreement and shall be entitled to recovery from Buyer the cost of any title work, closing costs, and interest due, whether the same were to be paid by Seller or Buyer. In connection with any dispute arising out of this Agreement, the prevailing party will be entitled to recover all costs including reasonable attorney's fees.

ADJUSTMENTS. Rents, taxes, water & sewer charges, heating oil, homeowner association dues, condominium dues and other charge or interest relating to existing encumbrances which are assumed or taken subject to, shall be adjusted as of the date of settlement.

Seller ____/____ Buyer ____/____

RISK OF LOSS. The risk of loss or damage to the Property by fire or other casualty shall be assumed by Seller until settlement. Buyer shall insure Property as of the settlement date.

CONDITION OF PREMISES & WARRANTIES. Seller makes no warranty as to the Property and advises the Buyer that the Property is sold in "as-is" condition. Buyer understands that Buyer is entitled to a statement from the Seller as to the physical condition of the Property. Sellers hereby informs the Buyer that they have never lived in the Property and Seller disclaims providing a statement of the physical condition of the Property to the Buyer.

POSSESSION. Possession of the Property shall be delivered to Buyer at settlement.

NOTICES. Notices required to be given to Seller by this Agreement shall be in writing and effective as of the date on which such notice is delivered or emailed to Seller at the address indicated below. Notice required to be given to Buyer by this Agreement shall also be in writing and effective either when delivered to Buyer or when mailed or emailed to Buyer's address as indicated below.

MISCELLANEOUS: Buyer and Seller mutually agree that this Agreement shall be binding upon them, their heirs, executors, administrators, personal representative, successors and assigns; and that this Agreement contains the final and entire agreement between the parties hereto, and they shall not be bound by any terms, conditions, statements, warranties or representations, oral or written, not herein contained. Each party has had the opportunity to obtain advice from their own attorney in regard to this Agreement.

Buyer acknowledges that Seller is a "contract owner", not the current title holder of the Property, and that this Agreement is contingent upon Seller being able to convey marketable title to Buyer. If Seller is unable to convey marketable title, there shall not be a penalty to Seller and Buyer's earnest money deposit shall be returned to Buyer as Buyer's sole recourse against Seller.

Buyer agrees to sign an assignment agreement or purchase agreement directly with the current title holder prior to closing. If that happens, Buyer agrees that any difference in the net purchase price between said agreement and this Agreement shall be paid to Seller at closing. Seller and Buyer agree that if there are any discrepancies between this Agreement and another between Buyer, Seller, and/or current title holder, the terms of this Agreement shall prevail.

Buyer	Phone #	Email	Date
-------	---------	-------	------

Buyer	Phone #	Email	Date
-------	---------	-------	------

Seller	Phone #	Email	Date
--------	---------	-------	------

Seller ____/____ Buyer ____/____

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO SELLER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned seller(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The seller(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

The seller(s) has actual acknowledge of the following latent defects:

Seller states and Purchaser acknowledges that Seller has never lived in the property. Purchaser should assume the home has every latent defect possible in the house, including, but not limited to, the following issues: plumbing, electrical, mold, lead based paint, roof, water leakage, foundation issues, basement water leaks, zoning issues. Seller recommends Purchaser get a home inspection performed by a professional home inspector prior to writing a contract to purchase this, or any, home.



Manager

Seller

Date

Seller

Date

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser

Date

Purchaser

Date

Disclosure of Information on LeadBased Paint and Lead-Based Paint Hazards

Property Address: _____

Lead Warning Statement

Every purchaser/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller/landlord of any interest in residential real property is required to provide the purchaser/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession and notify the purchaser/tenant of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase/lease.

SELLER'S/LANDLORD'S DISCLOSURE (initial)

(a) Presence of leadbased paint and/or leadbased paint hazards (Check one below):

~~_____ (i) Known leadbased paint and/or leadbased paint hazards are present in the housing(explain):~~

JS (ii) Seller/Landlord has no knowledge of leadbased paint and/or leadbased paint hazards in the housing.

(b) Records and reports available to the seller/landlord. (Check one below):

~~_____ (i) Seller/Landlord has provided the purchaser/tenant with all available records and reports pertaining to leadbased paint and/or leadbased paint hazards in the housing (list documents below):~~

JS (ii) Seller/Landlord has no reports or records pertaining to leadbased paint or leadbased paint hazards in the housing.

PURCHASER'S/TENANT'S ACKNOWLEDGEMENT (initial)

_____ (c) Purchaser/Tenant has read the Lead Warning Statement above

_____ (d) Purchaser/Tenant has received copies of all information listed above.

_____ (e) Purchaser/Tenant has received the pamphlet Protect Your Family From Lead in Your Home.

_____ (f) Purchaser/Tenant has (check one below):

~~_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or~~

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

JS

Seller/Landlord Manager

Date

Purchaser/Tenant Date

Seller/Landlord Date

Purchaser/Tenant Date