

**AGREEMENT TO SELL
REAL ESTATE PROPERTY**

PURCHASE AND SALES AGREEMENT made by and between **Regino Gonzalez and Yolanda Gonzalez (Seller)** and **Rahab Hernandez (single person) (Buyer)**

WHEREAS, for good consideration the parties mutually agree that:

1. Seller agrees to sell, and Buyers agrees to buy the following described real estate property: a single house located at: 265 Oakwood Ave, Hammond, IN 46324.

Legal Description:

Lot 13, in Lake County, Indiana.

More commonly known as 265 Oakwood Ave, Hammond IN 46324

2. Buyer agrees to pay to Seller and Seller agrees to accept \$ **58,000.00** as total purchase price as follows:

a). **Down payment of \$6,000.00 herewith paid**

b). \$ **52,000.00** payable in a period of fifteen years, at 7% interest starting in September 01, 2016 to August 30, 2031. The payment should be \$ **592.22** per month, due by the first day of each month from here on; after the 5th day if payment is not received a \$10.00 late fee will be charge. If no payment is received after a period of 3 months the sellers should reposes the property.

c). \$ **52,000.00** the balance on the mortgage should be continued to be paid by the Buyer on a monthly basis. The total interest for the term of 15 years should be \$54,600.00, for a total of \$106,600.00 at the end of the 15 year term. The buyers for the time of the loan should not process a loan to pay the balance; it is their responsibility to pay the total of 180 payments before acquiring a loan. The buyers are responsible to **pay real estate taxes and insurance and sellers need proof of such payments.**

3. Seller warrants it has good and marketable title to said property, full authority to sell said property, and that said property shall be sold by warranty bill of sale free and clear of all liens, encumbrances, liabilities and adverse claims of every nature and description.

4. Said property is sold in "as is" condition. Seller disclaiming any warranty of merchantability, fitness of working order or condition of the property except that it shall be sold in its present condition, reasonable wear and tear excepted.

5. The parties agree to transfer title when the balance is paid in full.

6. This agreement shall be binding upon and insure to the benefit of the parties, their successors, assigns and personal representatives.

Signed this 30th day of July 2016.

Signed in presence of:

Regino Gonzalez
Seller

Yolanda Gonzalez
Seller

Rahab Hernandez
Buyer

Buyer

014463

Buyer

Subscribed and sworn before me a Notary Public on this the 30th day of July 2016.

Maria D Avina
Notary Public:

FILED

AUG 05 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR



\$12 non con
Cash
GP

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MICHAEL J. BROWN
LAKE COUNTY RECORDER
FILED FOR RECORD

