

DocuSign Envelope ID: 0673B620-FC05-4C41-91DD-849E210A9E8

CONTRACT TO SELL REAL ESTATE

This Contract to sell real estate entered into this 6th Day of April 2021 by RELIABLE PROPERTIES LLC, as Buyer, and Barren Liston as Seller, hereby agree that the Seller shall sell and the Buyer shall buy the following described property UPON THE TERMS AND CONDITIONS HEREINAFTER SET FORTH.

1. PROPERTIES INCLUDED IN THIS SALE:

136 Rush St, Hobart, IN. 46342

A. Commonly Known as:

Parcel Number: 27-17-02-460-006.-

Brief Legal Description: Joe Wegmet Subdivision Lot 6

Full legal description shall be PER TITLE.

2. PURCHASE PRICE: \$ 100,000.00

Method of Payment: Cash on closing and delivery of deed, (Or such greater or lesser amount as may be necessary to complete payment of purchase price after credits, adjustments and pro-rations).

3. PRORATIONS: TAX pro rations shall be given to Buyer from Seller UP TO THE DAY OF CLOSING. Buyer will receive a credit at closing for any taxes that have accrued for the current calendar year.

4. RESTRICTIONS, EASEMENTS, LIMITATIONS: Buyer shall take title subject to: (a) Zoning, restrictions, prohibitions and requirements imposed by governmental authority, (b) Restrictions and matters appearing on the plat or common to the subdivision, (c) Public utility easements of record, provided said easements are located on the side or rear lines of the property, (d) Taxes for year of closing, (e) Other: NA

5. SELLER shall provide a Warranty Deed to buyer on the day of closing.

6. DEFAULT By SELLER: If the Seller fails to perform any of the covenants of this Contract, Buyer will pursue all legal remedies to effectuate this Contract between the parties.

7. DUE DILIGENCE: Buyer shall have 25 days for a due diligence period. Buyer reserves the right to have independent inspections. All inspections are at Buyer's expense. Buyer shall have 25 days beginning the day following the date of acceptance of this Contract to address any issues revealed during this due diligence period. If Buyer's concerns are not addressed, Buyer has the sole discretion to cancel this Contract.

8. PLACE OF CLOSING: Closing shall be held at Indiana Title Network, 325 Main St. Crown Point IN 46307 or Reliable Properties's Office, 6824 Calumet Ave Hammond, 46324.

9. TIME IS OF THE ESSENCE: It is agreed that time is of the essence with respect to all dates specified in this Contract and any addenda, riders or amendments thereto. This means that all deadlines are intended to be strict and absolute. The closing shall take place on or before May 1, 2021 in the event the Seller agrees to the Purchaser's request for a written extension of this Contract; the Purchaser agrees to pay to the Seller a per diem of \$0.00 through and including the closing date specified in the written extension. If the sale does not close by the date specified in the written extension Contract, the Seller may retain the earnest money deposit and the accrued per diem payment as liquidated damages

Time is of the essence.

10. **DOCUMENTS FOR CLOSING:** Seller, through Buyer's title company, shall prepare deed, seller's affidavit, any corrective instruments required for perfecting the title and closing statement, and submit copies of same to Buyer at closing or at least one day prior to scheduled closing date. Seller shall provide free and clear title. If Seller fails to provide free and clear title as required by this Contract, then this Contract shall be null and void. No earnest money shall be provided to the Seller.

11. **EXPENSES:** State documentary stamps required on the instrument of conveyance and the cost of the recording any corrective instruments shall be paid by the Seller. Documentary stamps to be affixed to the note secured by the purchase money mortgage, intangible tax on the mortgage, and the cost of recording the deed and purchasing money mortgage; shall be paid by the Buyer.

12. **RISK OF LOSS:** If the improvements are damaged by fire or casualty before delivery of the deed and can be restored to substantially the same condition as now within a period of 60 days thereafter, Seller shall so restore the improvements, and the closing date and date of delivery of possession hereinafter provided shall be extended accordingly. If Seller fails to do so, the Buyer shall have the option of (1) taking the property as is, together with insurance proceeds, if any, or (2) canceling the contract, and all deposits shall be forthwith returned to the Buyer and all parties shall be released of any and all obligations and liability.

13. **MAINTENANCE:** Between the date of the contract and the date of closing, the property, including lawn, shrubbery and pool, if any, shall be maintained by the Seller in the condition as it existed as of the date of the contract, ordinary wear and tear excepted.

14. **CLOSING DATE:** This contract shall be closed and the deed and possession shall be delivered on or before the April 1 day of 20 2021, unless extended by other provisions of this contract or by Contract by both parties in writing.

15. **TYPEWRITTEN OR HANDWRITTEN PROVISIONS:** Typewritten or handwritten provisions inserted in this form shall control all printed provisions in conflict therewith.

16. **OTHER CONTRACTS:** No Contracts or representations, unless incorporated in this Contract, shall be binding upon any of the parties.

17. **RADON GAS DISCLOSURE.** As required by law, (Landlord) (Seller) makes the following disclosure: "Radon Gas" is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in NA. Additional information regarding radon and radon testing may be obtained from your county public health unit.

18. **CONDITION OF PROPERTY:** As a material part of the consideration to be received by the seller under the Contract as negotiated and agreed to by the buyer and the seller, the buyer acknowledges and agrees to accept the property in "as is" condition at the time of closing, including, without limitation, any hidden defects or environmental condition, including the presence of mold, affecting the property, whether known or unknown, whether such defects or conditions were discoverable through inspection or not. The buyer and the seller specifically negates and disclaim, any representations, warranties, promises, covenants, Contracts, or guarantees, implied or express, oral or written, in respect to:

- A. The physical condition or any other aspect of the property including the structural integrity or the quality or character of materials used in construction of any improvements, availability and quantity or quality of water, stability of the soil, susceptibility to landslide or flooding,

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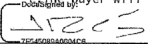
sufficiency of drainage or any other matter affecting the stability, safety or integrity of the property or improvements:

- B. The conformity of the property or the improvements to any environmental, zoning, land use or building code requirements or compliance with any laws, rules, ordinances, or regulations of any federal, state or local governmental authority, or the granting of any required permits or approvals, if any, of any governmental bodies which had jurisdiction over the construction of the original structure, any improvements and/or any remodeling of the structure; and
- C. The habitability, marketability, profitability or fitness for a particular purpose of the property or improvements, including defects, apparent or latent, which now exist or which may hereafter exist and which, if known to buyer, would cause buyer to refuse to purchase the property.

19. LEAD PAINT DISCLOSURE. "Every purchaser 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 that 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 of any interest in residential real estate is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

20. ADDITIONAL PROVISIONS:

- a. Buyer shall pay the closing cost of both parties.
- b. Possession of said property shall be at closing.
- c. The signatory below represents that s/he is fully authorized to enter into this Contract on behalf of the Buyer.
- d. This Contract shall be construed under and in accordance with the laws of the state of Indiana.
- e. The buyer will provide an earnest for the amount of \$5000 to the title company

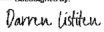
DocuSigned by:

 3/19/2021

Buyer _____ Date

6824 Calumet Ave., Hammond, IN 46324

Buyer's Address

219-803-7845

DocuSigned by:

 4/6/2021

Seller _____ Date

_____ Email

Seller's Address

Seller's Phone Number

CONTRACT TO SELL REAL ESTATE

This Contract to sell real estate entered into this 6th day of April 2021 by RELIABLE PROPERTIES LLC, as Buyer, and _____, as Seller, hereby agree that the Seller shall sell and the Buyer shall buy the following described property UPON THE TERMS AND CONDITIONS HEREINAFTER SET FORTH.

1. PROPERTIES INCLUDED IN THE SALE:

A. Commonly Known as: 2135 W. 50th Ave, Gary, Indiana. 46408
 Parcel Number: 450832404003000001
 Brief Legal Description: Woods Park Unit No. 1 L.22
 Full legal description shall be PER TITLE.

35,000.00

2. PURCHASE PRICE: \$ _____

Method of Payment: Cash on closing and delivery of deed, (Or such greater or lesser amount as may be necessary to complete payment of purchase price after credits, adjustments and pro-rations).

3. PRORATIONS: TAX pro rations shall be given to Buyer from Seller UP TO THE DAY OF CLOSING. Buyer will receive a credit at closing for any taxes that have accrued for the current calendar year.

4. RESTRICTIONS, EASEMENTS, LIMITATIONS: Buyer shall take title subject to: (a) Zoning, restrictions, prohibitions and requirements imposed by governmental authority, (b) Restrictions and matters appearing on the plat or common to the subdivision, (c) Public utility easements of record, provided said easements are located on the side or rear lines of the property, (d) Taxes for year of closing, (e) Other: NA

5. SELLER shall provide a Warranty Deed to buyer on the day of closing.

6. DEFAULT By SELLER: If the Seller fails to perform any of the covenants of this Contract, Buyer will pursue all legal remedies to effectuate this Contract between the parties.

7. DUE DILIGENCE: Buyer shall have 25 days for a due diligence period. Buyer reserves the right to have independent inspections. All inspections are at Buyer's expense. Buyer shall have 25 days beginning the day following the date of acceptance of this Contract to address any issues revealed during this due diligence period. If Buyer's concerns are not addressed, Buyer has the sole discretion to cancel this Contract.

8. PLACE OF CLOSING: Closing shall be held at Indiana Title Network, 325 Main St. Crown Point IN 46307 or Reliable Properties's Office, 6824 Calumet Ave Hammond, 46324.

9. TIME IS OF THE ESSENCE: It is agreed that time is of the essence with respect to all dates specified in this Contract and any addenda, riders or amendments thereto. This means that all deadlines are intended to be strict and absolute. The closing shall take place on or before April 21, 2021 in the event the Seller agrees to the Purchaser's request for a written extension of this Contract; the Purchaser agrees to pay to the Seller a per diem of \$0.00 through and including the closing date specified in the written extension. If the sale does not close by the date specified in the written extension Contract, the Seller may retain the earnest money deposit and the accrued per diem payment as liquidated damages

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11. EXPENSES: State documentary stamps required on the instrument of conveyance and the cost of the recording any corrective instruments shall be paid by the Seller. Documentary stamps to be affixed to the note secured by the purchase money mortgage, intangible tax on the mortgage, and the cost of recording the deed and purchasing money mortgage; shall be paid by the Buyer.

12. RISK OF LOSS: If the improvements are damaged by fire or casualty before delivery of the deed and can be restored to substantially the same condition as now within a period of 60 days thereafter, Seller shall so restore the improvements, and the closing date and date of delivery of possession hereinbefore provided shall be extended accordingly. If Seller fails to do so, the Buyer shall have the option of (1) taking the property as is, together with insurance proceeds, if any, or (2) canceling the contract, and all deposits shall be forthwith returned to the Buyer and all parties shall be released of any and all obligations and liability.

13. MAINTENANCE: Between the date of the contract and the date of closing, the property, including lawn, shrubbery and pool, if any, shall be maintained by the Seller in the condition as it existed as of the date of the contract, ordinary wear and tear excepted.

14. CLOSING DATE: This contract shall be closed and the deed and possession shall be delivered on or before the 1st day of May 2021, unless extended by other provisions of this contract or by Contract by both parties in writing.

15. TYPEWRITTEN OR HANDWRITTEN PROVISIONS: Typewritten or handwritten provisions inserted in this form shall control all printed provisions in conflict therewith.

16. OTHER CONTRACTS: No Contracts or representations, unless incorporated in this Contract, shall be binding upon any of the parties.

17. RADON GAS DISCLOSURE. As required by law, (Landlord) (Seller) makes the following disclosure: "Radon Gas" is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in NA. Additional information regarding radon and radon testing may be obtained from your county public health unit.

18. CONDITION OF PROPERTY: As a material part of the consideration to be received by the seller under the Contract as negotiated and agreed to by the buyer and the seller, the buyer acknowledges and agrees to accept the property in "as is" condition at the time of closing, including, without limitation, any hidden defects or environmental condition, including the presence of mold, affecting the property, whether known or unknown, whether such defects or conditions were discoverable through inspection or not. The buyer and the seller specifically negates and disclaim, any representations, warranties, promises, covenants, Contracts, or guarantees, implied or express, oral or written, in respect to:

- A. The physical condition or any other aspect of the property including the structural integrity or the quality or character of materials used in construction of any improvements, availability and quantity or quality of water, stability of the soil, susceptibility to landslide or flooding,

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sufficiency of drainage or any other matter affecting the stability, safety or integrity of the property or improvements:

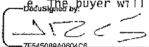
- B. The conformity of the property or the improvements to any environmental, zoning, land use or building code requirements or compliance with any laws, rules, ordinances, or regulations of any federal, state or local governmental authority, or the granting of any required permits or approvals, if any, of any governmental bodies which had jurisdiction over the construction of the original structure, any improvements and/or any remodeling of the structure; and
- C. The habitability, marketability, profitability or fitness for a particular purpose of the property or improvements, including defects, apparent or latent, which now exist or which may hereafter exist and which, if known to buyer, would cause buyer to refuse to purchase the property.

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20. ADDITIONAL PROVISIONS:

- a. Buyer shall pay the closing cost of both parties.
- b. Possession of said property shall be at closing.
- c. The signatory below represents that s/he is fully authorized to enter into this Contract on behalf of the Buyer.
- d. This Contract shall be construed under and in accordance with the laws of the state of Indiana.

e. The buyer will provide an earnest for the amount of 3500\$ to the title company

DocuSigned by:

 3/19/2021

Buyer _____ Date

6824 Calumet Ave., Hammond, IN 46324

Buyer's Address

219-803-7845

DocuSigned by:

 4/6/2021

Seller _____ Date

_____ Email

Seller's Address

Seller's Phone Number

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.
