

**AGREEMENT FOR THE SALE AND PURCHASE OF REAL ESTATE**  
**RESIDENTIAL LOT OR LAND**

This Agreement is made on this day of , 2025, by and between **Land Owner Name**, with right of survivorship, hereinafter referred to as the "SELLER", whether one or more, and **BM Real Estate Service** (Micheal Badami) , hereinafter referred to as the "PURCHASER", whether one or more.

For valuable consideration, receipt of which is acknowledged it is agreed as follows:

1. GRANT OF OPTION: The Seller does hereby grant unto the Purchaser the exclusive and irrevocable option to purchase, upon the terms and conditions hereinafter set forth, Seller's property, described as follows:

State Of , County of , Parcel Number: (**Acres**)

2. EXERCISE OF OPTION: This option to purchase may be exercised by the Purchaser at any time within 120 days from the last dated signature on this agreement.

3. TITLE: After or upon payment in full purchaser shall deliver Special Warranty Deed(s) for notarization. Seller shall sign and notarize the Warranty Deed(s).

4. PURCHASE PRICE: The purchase price for the property shall be **Thousand Dollars. (\$,000)**. Payable in one lump sum at closing.

5. EXPENSES OF SALE: In the event that Purchaser exercises this option to purchase the subject property, all reasonable closing costs shall be paid by the purchaser. (**BM Real Estate Service**)

6. POSSESSION: Purchaser shall be entitled to possession of the property at closing.

7. RIGHT OF ENTRY: During the term of this Option or any extension here of, Purchaser shall be entitled to enter upon the property for the purpose of conducting site evaluations, inspections, and feasibility of the property. Any costs associated will be at Purchaser's expense.

8. TAXES: Taxes shall be paid by Seller.

9. All parties to this agreement are subject to binding arbitration.

10. DEFAULT: This contract shall be binding upon and insure to the benefit of the heirs, administrators and assigns of the parties hereto.

11. REPRESENTATIONS: Seller represents that as of the Closing Date (a) there will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing payment of any loans assumed by Purchaser and (b) assumed loans will not be in default. If any representation in this contract is untrue on the Closing Date, this contract may be terminated by Purchaser. All representations contained in this contract will survive closing.

12. AGREEMENT OF PARTIES: This contract contains the entire agreement of the parties and cannot be changed except by their written agreement.

13. NOTICES: All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered, or transmitted by e-mail as follows:

<b>To Purchaser at:</b>	<b>To Seller at:</b>
<b>BM Real Estate Service</b> (Micheal Badami)	<b>Land owner</b>
midwestproducts2010@gmail.com	
PO Box 7345	
North Kansas City, MO 64116	
816-678-7523	

14. NO BROKER OR AGENTS: The parties represent that neither party has employed the services of a real estate broker or agent in connection with the property, or that if such agents have been employed, that the party employing said agent shall pay any and all expenses outside the closing of this agreement.

15. OTHER PROVISIONS: Purchaser reserves the right to market these properties and asks that any potential buyers arising from that marketing be directed to purchaser. Seller gives limited power of attorney to Purchaser to market the property and acknowledges that Purchaser may use such marketing avenues as Purchasers contacts, marketing/ real estate web sites, MLS (multiple listing service), email blasts and word of mouth. It is the mutual understanding that Purchaser is not the end user of these properties but intends to find an end user via numerous marketing channels.

16. GOVERNING LAW: This contract shall be governed by the laws of the State of Tennessee

The parties have executed this Agreement on this date: \_\_\_\_\_

By: \_\_\_\_\_  
Purchaser– **BM Real Estate Service** (Micheal Badami)

\_\_\_\_\_  
Seller–

\_\_\_\_\_  
Seller–