




RESIDENTIAL OFFER AND ACCEPTANCE AGREEMENT



1 RECEIVED FROM Lauren Kate Williamson
2 _____ (BUYER),
3 the amount set forth below as the EARNEST MONEY DEPOSIT on account of the PURCHASE PRICE OF
4 \$ 275,000.00 for the real property commonly described as
5 1110 Dodson Way 89431, situated in the ☒ City OR ☐ Unincorporated Area of
6 Sparks, County of Washoe, State of Nevada, APN 027-232-17 (Property)
7 legal description will be supplied in escrow. BUYER ☐ does, ☒ does not intend to occupy the Property as a residence.
8
9 **EARNEST MONEY DEPOSIT (EMD)** Evidenced by ☒ Check or ☐ Wire Transfer or
10 ☐ other _____ payable to Toiyabe Title,
11 and then deposited **within two (2) OR 2** business days of Acceptance,
12 with Madison Claypool.
13 Authorized escrow holder to be selected by ☒ BUYER ☐ SELLER. \$ 1,000.00
14
15 **BALANCE OF CASH DOWN PAYMENT** (not including closing costs) \$ 274,000.00
16 Source of down payment Bank Account.
17
18 **CASH PURCHASE** BUYER to provide evidence, satisfactory to SELLER, of sufficient cash
19 available to complete this purchase within 3 days of Acceptance.
20
21 **NEW FIRST LOAN: TYPE** ☐ Conventional ☐ FHA ☐ VA ☐ Rural ☐ Private \$ _____
22 ☐ Fixed Rate for _____ years. Interest not to exceed _____%.
23 ☐ Adjustable Rate for _____ years. Initial Interest not to exceed _____% maximum lifetime rate
24 not to exceed _____%.
25
26 **NEW SECOND LOAN: TYPE** ☐ Conventional ☐ Private \$ _____
27 ☐ Other _____
28 ☐ Fixed Rate for _____ years. Interest not to exceed _____%.
29 ☐ Adjustable Rate for _____ years. Initial Interest not to exceed _____% maximum lifetime rate
30 not to exceed _____%.
31
32 **BUYER** to lock loan terms within _____ days of Acceptance or BUYER agrees to pay prevailing rates.
33
34 **BUYER** to pay discount points not to exceed _____%.
35
36 **SELLER** to pay discount points not to exceed _____%. Any reduction in discount points at
37 closing to be allocated proportionately.
38
39 All remaining loan fees will be paid as required by law, ordinance and/or regulation.
40
41 **OTHER** (Specify in Additional Terms and Conditions or Financing Addendum): \$ _____
42
43 **TOTAL PURCHASE PRICE** in the sum of (not including closing costs): \$ 275,000.00
44
45 **CLOSING** Close of Escrow (COE) will occur on 4/11/2025 or such earlier date as agreed in writing by Buyer and
46 Seller. The parties will deposit, with the authorized escrow holder, all funds and instruments necessary to complete the trans-
47 action in accordance with the terms in this Agreement.

Buyer [ / _____ / _____ / _____] and Seller [_____ / _____ / _____ / _____] have read this page.
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1 **DEFINITIONS** SELLING BROKER (sometimes referred to as buyers broker), means BROKER and any of its licensees
 2 representing BUYER in this transaction. LISTING BROKER means broker and any of its licensees representing SELLER in
 3 this transaction. DAYS means calendar days unless otherwise specified. In computing any period of time prescribed under
 4 this Agreement, the day of the event from which the designated period of time begins to run will not be included. The last
 5 day of the period so computed will be included. BUSINESS DAY means a day other than Saturday, Sunday, or legal holiday
 6 recognized in the state of Nevada. ACCEPTANCE or DATE OF ACCEPTANCE means the date on which this Agreement
 7 and any other counter offers are fully executed and delivered. DELIVERY or RECEIPT means personal delivery,
 8 transmission by Facsimile (Fax), electronic delivery, or certified mail to BUYER, SELLER, Broker, or other representative.
 9 In the event of Fax, delivery will be deemed to have occurred at the time noted on the confirmation sheet generated by the
 10 sender's Fax. In the event of certified mail, delivery and receipt will be deemed to have occurred three (3) days following the
 11 date of mailing evidenced by the postmark on the envelope containing the delivered material. In the event of electronic
 12 delivery, delivery and receipt will be deemed to have occurred as set forth in Nevada Revised Statutes (NRS) 719.320.

13
 14 **SATISFACTION OF CONTINGENCIES (BUYER Initial Required)**

15 [CKW / ____ / ____ / ____] All contingencies will be satisfied according to their terms within the time
 16 limits specified, expire according to the time limits specified, or be waived in writing. If BUYER exercises their right to
 17 terminate this Agreement under any contingency, BUYER is not in default and is entitled to a refund of the EMD, less
 18 BUYER incurred expenses. If a contingency expires, it is waived. BUYER and SELLER will cooperate in providing written
 19 waivers of those contingencies.

20
 21 **LOAN APPLICATION REQUIREMENT (BUYER initial required if applying for a Loan)**

22 [____ / ____ / ____ / ____] Within five (5) business days of Acceptance, BUYER agrees to (1) submit a
 23 completed loan application, including all documentation, to a lender of BUYER's choice and (2) furnish a pre-approval letter
 24 to SELLER based upon a standard factual credit report, acceptable debt to income ratios and sufficient funds to complete the
 25 transaction and (3) agrees to authorize ordering of the appraisal. If BUYER fails to complete any of the above requirements,
 26 SELLER may terminate this Agreement within two (2) business days and EMD will be returned to BUYER less BUYER
 27 incurred expenses.

28
 29 **APPRAISAL**

30 The Appraisal fee is to be paid by ☐ BUYER ☐ SELLER ☐ split equally ☐ other _____.
 31 Any required appraisal re-inspections will be paid by ☐ BUYER ☐ SELLER ☐ split equally ☐ other _____.
 32 BUYER's Lender may require an appraisal. BUYER may elect to obtain an appraisal even if an appraisal waiver is available.

33
 34 **APPRAISAL CONTINGENCY (BUYER Initial Required)**

35 Included Waived
 36 [____ / ____ / ____ / ____] [CKW / ____ / ____ / ____]
 37 BUYER's Appraisal contingency will expire after ____ days of acceptance.

38
 39 If the appraisal does not meet or exceed the purchase price or there are appraisal conditions, BUYER has the right to
 40 exercise one of the following options within the contingency period:

- 41 (A) proceed with the transaction without regard to the amount of the appraised valuation or appraisal conditions; or
 42 (B) renegotiate with the SELLER, provided that if such renegotiation is not successful within 3 business days, then either
 43 party may terminate this Agreement upon written notice and EMD will be returned to BUYER less BUYER incurred
 44 expenses; or
 45 (C) terminate this Agreement.

46 Parties acknowledge that FHA and VA guidelines may supersede this provision.

47
 48 **LOAN CONTINGENCY (BUYER Initial Required)**

49 Included Waived
 50 [____ / ____ / ____ / ____] [CKW / ____ / ____ / ____]
 51
 52 BUYER's loan contingency will expire after ____ days of acceptance.

53 BUYER consents to the lender's release of loan status and conditions of approval to SELLER and Brokers. SELLER has no
 54 obligation to cooperate with BUYER's efforts to obtain any financing other than as specified in this Agreement.

Address 1110 Dodson Way Sparks NV 89431

Buyer [CKW / ____ / ____ / ____] and Seller [____ / ____ / ____ / ____] have read this page.

1 **CONTINGENT ON SALE AND CONVEYANCE OF OTHER PROPERTY**

2 ☒ This Agreement **IS NOT** contingent upon the sale and conveyance of BUYER's property;

3 **OR**

4 ☐ This Agreement **IS** contingent upon the sale and conveyance of BUYER's property described as

5 _____ **BUYER to select option A or B.**

6 A. ☐ BUYER's property is in escrow scheduled to close on or before _____. The sale of
7 BUYER's property is **not** contingent on the sale and conveyance of a third party's property.

8 **OR**

9 ☐ BUYER's property is in escrow scheduled to close on or before _____. The sale of
10 BUYER's property is contingent on the sale and conveyance of a third party's property.

11 B. ☐ BUYER's property is currently listed in the MLS System by a REALTOR®.

12 **OR**

13 ☐ BUYER's property will be listed within _____ days in the MLS System by a REALTOR®.

14 If BUYER's property does not obtain an accepted offer within _____ days of this Acceptance with a
15 scheduled closing on or before _____, then this Agreement will terminate unless
16 BUYER and SELLER otherwise agree in writing. BUYER will not accept an offer contingent on the sale of
17 a third party's property without SELLER's written approval. If BUYER accepts an offer contingent on the
18 sale of a third party's property without SELLER's written approval, SELLER may terminate this
19 Agreement.
20

21 SELLER will have the right to continue to offer this Property for sale and accept written backup offers only, subject to
22 BUYER's rights under this Agreement. If escrow on BUYER's property does not close on or before _____,
23 this Agreement will terminate, unless BUYER and SELLER otherwise agree in writing, and the parties agree to cancel the
24 escrow and return the EMD to BUYER less BUYER incurred expenses.

25 BUYER will provide information regarding the listing, the escrow, and related escrows for the contingent property,
26 including but not limited to, the closing date, loan status, inspections, and all additional contingencies on BUYER's property
27 within _____ days of each event. BUYER authorizes SELLER and Brokers to obtain updates on BUYER's listing or
28 escrow.

29 If any of the contingencies in the Contingent on Sale and Conveyance of Other Property section are not satisfied, SELLER
30 reserves the right to terminate this Agreement. If SELLER terminates this Agreement, the parties agree to cancel the escrow
31 and return the EMD to BUYER less BUYER incurred expenses.
32

33 **COMMON-INTEREST COMMUNITY DISCLOSURE**

34 The Property ☐ is or ☒ is not located in a Common-Interest Community (CIC).

35 If so, complete the following:

36 SELLER will provide, at SELLER's expense, the CIC documents ("Resale Package(s)" including the statement of demand)
37 as required by NRS 116. SELLER will order the Resale Package(s) **within five (5) days of Acceptance** and deliver to
38 BUYER upon receipt. BUYER is aware there may be additional CIC documents that may be ordered. BUYER is aware there
39 may be an inspection of the property by CIC management company. The amount of any delinquent assessments, including
40 penalties, attorney's fees, and other charges provided for in the management documents will be paid current by SELLER at
41 COE.

42 BUYER will have **five (5) days** from receipt of the Resale Package to review it. If BUYER does not approve the Resale
43 Package, then written notice to cancel must be given **within that same five (5) day period**.

44 Seller is responsible for payment of recurring CIC dues until COE.

45 Upon COE BUYER is responsible for payment of recurring CIC dues.

46 CIC Capital Contribution fees paid by ☐ BUYER ☐ SELLER ☐ split equally ☐ other _____.


47 All other CIC Association fees required for the transfer, including but not limited to set-up fees and transfer fees, paid by ☐

48 BUYER ☐ SELLER ☐ split equally ☐ other _____.

49 Existing special CIC assessments levied will be paid by ☐ BUYER ☐ SELLER ☐ split equally ☐ other _____.

50 Existing special CIC assessments levied, but not yet due, will be paid by ☐ BUYER ☐ SELLER ☐ split equally

51 ☐ other _____

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Buyer [ / _____ / _____ / _____] and Seller [_____ / _____ / _____ / _____] have read this page.

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1 **AREA RECREATION PRIVILEGES AND RULES** SELLER will comply with CIC (including area recreation
2 privileges) rules regarding the return or transfer of any passes, identification cards, or keys for access to the CIC facilities
3 and general improvements. BUYER will become familiar with the current CIC facilities and general improvement policies
4 regarding recreation privileges and associated costs prior to COE.

6 **VESTED TITLE** Title will vest as designated in the escrow instructions.

8 **EXAMINATION OF TITLE** In addition to any encumbrances referred to in this Agreement, BUYER will take title to
9 the Property subject to: (1) real estate taxes not yet due, and (2) Covenants, Conditions, & Restrictions (CC&Rs), rights of
10 way, and easements of record, if any, that do not materially affect the value or intended use of the Property. **Within two (2)**
11 **business days** of Acceptance, SELLER will order a preliminary title report, and CC&Rs, if applicable. **Within five (5) days**
12 of BUYER's receipt of the preliminary title report and CC&Rs, BUYER's objections will be delivered to SELLER's Broker
13 **within this five (5) day** period. Should BUYER object to any of the preliminary title report or CC&R's, SELLER will use
14 due diligence to remove those objections prior to COE. If those objections cannot be removed, BUYER may elect to
15 purchase the Property, subject to the existing objections, or BUYER may elect to terminate all rights and obligations under
16 this Agreement. The EMD will be returned to BUYER, less BUYER incurred expenses. If SELLER is unwilling or unable
17 to remove BUYER's objections, SELLER will deliver written notification to BUYER's Broker **within ten (10) days** of
18 receipt.

20 **TITLE AND CLOSING COSTS**

21 ☐ BUYER ☒ SELLER ☐ split equally ☐ other _____ will pay for a (Standard) owner's policy of title
22 insurance.

23 ☒ BUYER ☐ SELLER ☐ split equally ☐ other _____ will pay for a (Standard) lender's policy of title
24 insurance.

25 BUYER is aware additional coverage policies are available. All costs associated with additional coverage policies to be paid
26 for by ☒ BUYER ☐ SELLER ☐ split equally ☐ other _____.

27 Escrow Fee to be paid by ☐ BUYER ☐ SELLER ☒ split equally ☐ other _____.

28 Transfer Tax(es) to be paid by ☐ BUYER ☐ SELLER ☒ split equally ☐ other _____.

29 All remaining closing costs will be paid in the customary manner as required by law, ordinance and/or regulation.


31 **OMISSIONS FROM ESCROW INSTRUCTIONS** The omission from the escrow instructions of any provision in this
32 Agreement will not preclude any party from enforcing that provision. All written representations and warranties will survive
33 the conveyance of the Property.


35 **BONDS AND ASSESSMENTS (Other than CIC)** In the event there is a bond or assessment with a principal balance or
36 that requires settlement in full prior to COE, it will be paid by ☒ SELLER ☐ BUYER ☐ assumed by BUYER if allowed
37 ☐ split equally ☐ other _____.

39 **PRORATION** Any and all rents, taxes, interest, homeowner association fees, payments on bonds, assessments and other
40 Property expenses, assumed by BUYER will be prorated as of the date of recordation of the deed. Security deposits, advance
41 rentals, or considerations involving future lease credits will be credited to BUYER at COE.

43 **REASSESSMENT OF PROPERTY TAX** BUYER is advised the Property may be reassessed in the future, which may
44 result in a tax increase or a tax decrease.

46 **HOME WARRANTY CONTRACT (BUYER Initial Required)**

47 **Included** **Waived**
48 [_____/_____/_____/_____] [ /_____/_____/_____] A home warranty contract will be
49 selected by ☐ BUYER ☐ SELLER and will be paid for by ☐ BUYER ☐ SELLER ☐ split equally ☐ other _____.
50 The home warranty confirmation will be delivered to escrow and become effective at COE for not less than one year, at a
51 price NOT to exceed \$ _____.

Buyer [ /_____/_____/_____] and Seller [_____/_____/_____/_____] have read this page.
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1 **FIXTURES** All items permanently attached to the Property as of the date of this Agreement are included in the purchase
2 price and are free of liens. This includes, but is not limited to: light fixtures, attached floor coverings, attic fans, central
3 vacuum and related equipment, humidifier systems, evaporative cooling unit, non-portable dishwasher, drapes/curtains,
4 blinds/shades including rods/hardware, doors and window screens, storm sash, awnings, TV antennas, TV wall mounts,
5 satellite dishes, burglar, fire and smoke alarms and fire sprinklers, built-in pools/spas/saunas and related equipment, solar
6 systems, conforming woodstoves, intercom systems, water softener systems, water and air filtration systems, attached
7 fireplace screens, keyless entries, audio/video doorbell, electric garage door openers with controls, outdoor plants and trees
8 (other than in movable containers), **OTHER**

9 **none**

10

11 **EXCLUDING**

12 **none**

13

14 **PERSONAL PROPERTY** The following personal property, on the premises when inspected by BUYER is included in
15 the purchase price, free of liens, with no warranty or value implied:

16 **none**

17

18

19 **SYSTEMS AND MAINTENANCE** Until possession of the Property is delivered, SELLER will maintain the Property,
20 including but not limited to, all existing structures, landscaping, grounds, appliances and systems. SELLER agrees to deliver
21 the Property in a neat and clean condition, and remove all debris and personal belongings, **EXCLUDING:**

22 **none**

23

24 **DESTRUCTION OF IMPROVEMENTS** If the improvements of the Property are destroyed, materially damaged, or
25 found to be materially defective prior to COE, BUYER may terminate this Agreement by written notice delivered to
26 SELLER's Broker, and EMD will be returned to BUYER less BUYER incurred expenses.

27

28 **OIL AND PROPANE** If applicable, any oil or propane fuel existing at the time of Acceptance, allowing for normal use
29 up to COE, will be ☐ purchased by BUYER ☐ included in the purchase price. If the fuel is purchased by BUYER, SELLER
30 will contact the fuel company to measure the existing fuel **no later than five (5) days** prior to COE. The fuel credit amount
31 will be submitted to Escrow for credit to SELLER. Buyer is responsible for any fuel contracts after close of escrow.

32


33 **SELLER'S REAL PROPERTY DISCLOSURE FORM (SRPD)** SELLER will provide BUYER, **at time of**
34 **acceptance**, a completed **SRPD**. BUYER will return an acknowledged copy to SELLER or terminate this Agreement, in
35 writing, **within four (4) business days of receipt**. SELLER is required to disclose any new defects between the time the
36 **SRPD** is executed and COE.

37

38 **DISCLAIMER** BUYER understands that the **SRPD** is for disclosure purposes and is not a substitute for property
39 inspections by experts including, but not limited to, engineers, geologists, architects, general contractors, specialty
40 contractors such as roofing contractors, and pest control operators. BUYER is advised to retain any experts believed
41 appropriate. BUYER understands and acknowledges Brokers cannot warrant the condition of the Property or guarantee all
42 defects have been disclosed by SELLER. BUYER and SELLER acknowledge Brokers will not investigate the status of
43 permits, location of Property lines, code compliance or any other Property condition.

44

45 **ACCESS** SELLER agrees to provide reasonable access to the Property to BUYER, and inspectors, for inspections and
46 re-inspections and appraisal. SELLER agrees to have all utilities in service the day of any inspection and until COE. If this
47 transaction fails to close, the parties remain obligated to pay for inspections performed as agreed.

Buyer [ / / /] and Seller [/ / /] have read this page.

1 **INSPECTION CONTINGENCY** BUYER has the right to inspect the Property, order all inspections, and select qualified
 2 professionals including, but not limited to, licensed contractors, certified building inspectors, and any other qualified
 3 professionals to inspect the Property.

4 BUYER will indicate inspections to be included or waived in the list below. The following is not a comprehensive list of
 5 possible inspections; therefore, BUYER should add any additional inspections necessary to satisfy BUYER under
 6 "OTHER."
 7

8 All inspections will be completed and copies of all inspections will be provided to BUYER and SELLER at no additional
 9 expense

10 ☒ within 6 days of Acceptance; OR

11 ☐ within days of other contingency: _____

12 Within the time specified above, BUYER will deliver to SELLER, in writing, one of the following:

13 A. approval of the inspections without requiring any repairs; OR

14 B. approval of the inspections with a Notice of Required Repairs or an Addendum listing all required repairs. SELLER
 15 will respond in writing to BUYER's repair request **within five (5) business days** of delivery.

16 i) In the event SELLER fails to respond to BUYER'S written request within those five (5) business days, BUYER
 17 may terminate this Agreement and EMD will be returned to BUYER less BUYER incurred expenses.

18 ii) Upon SELLER's written response, BUYER must respond in writing within two (2) business days or SELLER
 19 may terminate this Agreement and EMD will be returned to BUYER less BUYER incurred expenses; OR

20 C. termination of this Agreement. If BUYER terminates, BUYER is released from any and all obligations to SELLER,
 21 and BUYER is entitled to a refund of the EMD, less BUYER incurred expenses.

22 If any inspection is not completed by the deadline, it is waived unless otherwise agreed to in writing. SELLER is released
 23 from liability for the cost of repairs that inspection would have reasonably identified had it been conducted, except as
 24 otherwise provided by law.

25 INSPECTIONS	Included	Waived	N/A	Paid By	
26 PEST INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
27 HOME INSPECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
28 HEATING SYSTEM INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
29 COOLING SYSTEM INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
30 SURVEY Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
31 WELL QUALITY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
32 WELL QUANTITY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
33 SEPTIC LID LOCATION/REMOVAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
34 SEPTIC PUMPING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
35 SEPTIC SYSTEM INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
36 SEWER LINE INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
37 OIL TANK TEST Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER

38 (If oil tank needs to be filled to perform test, BUYER ☐ will, ☐ will not reimburse SELLER.)

39 LEAD BASED PAINT ASSESSMENT OR INSPECTION ☐ ☐ ☐ ☐ BUYER ☐ SELLER

40 RADON INSPECTION ☐ ☐ ☐ ☐ BUYER ☐ SELLER

41 FIREPLACE INSPECTION ☐ ☐ ☐ ☐ BUYER ☐ SELLER

42 WOOD BURNING DEVICE INSPECTION ☐ ☐ ☐ ☐ BUYER ☐ SELLER

43 WOOD BURNING DEVICE CERTIFICATION (if required) ☐ ☐ ☐ ☐ BUYER ☐ SELLER

44 Certification requires inspection. In the event device does not meet all applicable codes and/or laws, the cost of its
 45 removal will be the responsibility of SELLER. Stovepipe to be capped off at the ceiling or fireplace to be restored to
 46 working order at SELLER's expense. If the property is located in the Lake Tahoe Basin, TRPA requires SELLER to
 47 provide BUYER the Wood Heater Statement of Compliance prior to COE.

48 OTHER as buyer deems necessary ☒ ☐ ☒ BUYER ☐ SELLER

49
 50 [ / ____ / ____ / ____] (BUYER Initials) BUYER affirms the above selections.

Address 1110 Dodson Way Sparks NV 89431

Buyer [ / ____ / ____ / ____] and Seller [____ / ____ / ____ / ____] have read this page.

1 **REPAIRS** SELLER understands that BUYER has not yet completed inspections, if any. BUYER reserves the right to
 2 request repairs (1) identified by the inspections; (2) as allowed by Nevada law for SRPD related disclosures or newly
 3 discovered defects; (3) or for repairs indicated on the Appraisal Report. SELLER reserves the right to refuse to complete
 4 requested repairs, but understands BUYER then has the right to terminate this Agreement. For any repairs completed a copy
 5 of all repair invoices and receipts will be delivered to BUYER prior to COE. Brokers have no responsibility to assist in the
 6 payment of any repairs, corrections or deferred maintenance on the Property. Items of general maintenance or items of
 7 cosmetic nature, excluding conditions of safety, soundness, or security of the Property, not expressly addressed in this
 8 Agreement, are deemed accepted by BUYER.

9
 10 **RE-INSPECTIONS** Re-inspections, if any, will be paid by ☒ BUYER ☐ SELLER ☐ split equally

11 ☐ other _____.

12
 13 **LAND USE REGULATION** BUYER is advised the Property may be subject to the authority of the city, county, state,
 14 federal governments, and/or various courts having jurisdiction. These governmental entities, from time to time, have adopted
 15 and revised land use and environmental regulations that may apply to the Property. BUYER is advised to research the
 16 possible effect of any applicable land use or environmental regulation. Brokers make no representations or warranties
 17 regarding the existing permissible uses or future revisions to the land use regulations.

18
 19 **ENVIRONMENTAL CONDITIONS** BUYER is advised the Property may be located in an area found to have special
 20 flood hazards as indicated by FEMA, avalanche conditions, freezing temperatures, snow loads, seismic activity and/or
 21 wildland fires. It may be necessary to purchase additional insurance in order to obtain a loan for the Property. For further
 22 information, consult your lender, insurance carrier, or other appropriate agency. BUYER is advised to take all precautionary
 23 measures to protect Property from damage due to freezing and below-freezing temperatures and snow loads after COE.

24
 25 **WILDLIFE/LIVESTOCK** Nevada is home to livestock, wild and feral horses and burros, and other wildlife which may
 26 enter or impact the property. Numerous statutes and codes govern the management and protection of these animals and their
 27 relation to homeowners. BUYER is encouraged to contact appropriate authorities for further information.

28
 29 **WATER METERS** BUYER may be required at a future date to incur the cost of installation of a water meter and/or
 30 conversion to metered rates.

31
 32 **WELLS** Many factors may affect the performance of a well system. If the Property includes a well, BUYER may be
 33 required at some future date to incur the cost of connecting the Property to a public water system.

34
 35 **ADDITIONAL FEES** Some areas may have additional fees or charges for the remediation of water systems.

36
 37 **SEPTIC SYSTEMS** If the Property includes a septic system, BUYER may be required at some future date to incur the
 38 cost of connecting the Property's plumbing to a public sewer system.

39
 40 At COE, BUYER assumes all future costs associated with water meters, wells, and septic systems.

41
 42 **PRIVATE ROADS** SELLER will disclose if the Property shares a common road, access driveway, or right-of-way with
 43 another property. If a road maintenance agreement exists, SELLER will provide the agreement to BUYER.

44
 45 **WATER RIGHTS** Water rights, if any, will be included with the Property unless specifically excluded by deed or
 46 mutual agreement.

47
 48 **TAX DEFERRED EXCHANGE** If BUYER or SELLER request to enter into a IRC tax deferred exchange for the
 49 Property, each party agrees to cooperate with the other in connection with the exchange, including the execution of
 50 documents deemed necessary to effectuate same. No party will be obligated to delay the closing. All additional costs in
 51 connection with the exchange will be borne by the party requesting it. No party will be obligated to execute any note,
 52 contract, deed, or other document providing for any personal liability that would survive the exchange. The other party will
 53 be indemnified and held harmless against any liability arising or that has arisen on account of the acquisition of ownership of
 54 the exchanged property.

Address 1110 Dodson Way Sparks NV 89431

Buyer [CKW] / / / and Seller [/ / /] have read this page.

1 **ADDITIONAL TERMS AND CONDITIONS**

2
3
4
5
6
7

8 **VERIFICATION OF INFORMATION**

Any information relating to square footage, land or its use, and/or improvements of the land are approximate or estimates only, and neither SELLER nor Brokers make any representation or guarantee regarding their accuracy. Any oral or written representations by SELLER or Brokers regarding the age of improvements, size, or square footage of a parcel or building, or the location of property lines, may not be accurate. Apparent boundary line indicators such as fences, hedges, walls, or other barriers may not represent the true boundary lines. Brokers are not obligated to investigate the status of permits, zoning, or code compliance. BUYER to satisfy any concerns with conditions that are an important or critical element of the purchase decision. BUYER agrees they have not received or relied upon any representation by Brokers or SELLER with respect to the condition of the Property not contained in this Agreement. The information contained in the Multiple Listing Service (MLS), computer, advertisements, and feature sheets pertaining to the Property are not warranted or guaranteed by Brokers. Errors and/or omissions in inputting information, while uncommon, are possible. BUYER will be responsible for verifying the accuracy of such information. Deposit of all funds necessary to close escrow will be deemed final acceptance of the Property. SELLER agrees to hold Brokers harmless and to defend and indemnify them from any claim, demand, action, or proceeding resulting from any omission or alleged omission by SELLER.

22

23 **FINAL WALKTHROUGH**

BUYER will have the right to a final walkthrough prior to COE.

24

25 **PHYSICAL POSSESSION**

Physical possession of the Property with any keys to Property locks, community mailboxes, alarms, and garage door openers will be delivered to BUYER ☒ upon recordation of the deed; **OR** ☐ upon completion of Agreement to Occupy After COE; **OR** ☐ per the terms of Residential Lease/Rental Agreement.

28

29 **NEVADA LAW**

Nevada law will apply to the interpretation and enforcement of this Agreement.

30

31 **MEDIATION**

If a dispute arises out of or relates to this Agreement or its breach, the parties are aware the local Association of REALTORS® has a Dispute Resolution Service (DRS) available. A DRS brochure is available upon request.

33

34 **ATTORNEY FEES**

In the event either party is required to engage the services of an attorney to enforce this Agreement, the prevailing party in any proceeding will be entitled to an award of reasonable attorney's fees, legal expenses, and costs.

36

37 **CODE OF ETHICS**

Not all real estate licensees are REALTOR(S)®. A REALTOR® is a member of the National Association of REALTORS® and therefore subscribes to a higher ethical standard, known as the REALTOR® Code of Ethics. To receive a copy of the REALTOR® Code of Ethics, ask your real estate professional or the local Association of REALTORS®.

41

42 **PROFESSIONAL CONSULTATION ADVISORY**


A real estate Broker is qualified to advise on real estate. The parties are advised to consult with appropriate professionals including, but not limited to, engineers, surveyors, appraisers, lawyers, CPAs, or other professionals on specific topics, including but not limited to, land use regulation, boundaries and setbacks, square footage, physical condition, legal, tax, water rights, and other consequences of the transaction.

46

47 **COUNTERPARTS AND SIGNATURES**

BUYER and SELLER acknowledge and agree this Agreement may be executed in counterparts, each of which will be deemed an original and all of which together will constitute one and the same instrument. BUYER and SELLER agree that this Agreement may be conducted by electronic delivery, and signatures so transmitted will be acceptable for all purposes. Signatures transmitted by electronic delivery will be deemed original signatures.

51

Buyer [ / _____ / _____ / _____] and Seller [_____ / _____ / _____] have read this page.
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SNR® 01/25
ROA 8/11

1 **SELLER DEFAULT** If SELLER defaults in the performance of this Agreement, BUYER will have the right to recover
 2 from SELLER all of BUYER's actual damages BUYER may suffer as a result of SELLER's default, and to pursue any and
 3 all remedies available at law or in equity.

4
 5 **BUYER DEFAULT** BUYER must initial only one of the following.

6 If BUYER defaults in the performance of this Agreement, SELLER will have the right to:

7 **A.** [CKW / _____] (**BUYER Initials**) Liquidated Damages: SELLER will have the right to retain, as their sole
 8 legal recourse, the EMD. BUYER and SELLER hereby acknowledge SELLER's actual damages would be difficult to
 9 measure and that the EMD is a fair and reasonable estimate of such damages.

10 **OR**

11 **B.** [_____ / _____] (**BUYER Initials**) Actual Damages: SELLER will have the right to recover from BUYER all of
 12 SELLER's actual damages that SELLER may suffer as a result of BUYER's default, and to pursue any and all remedies
 13 available at law or in equity.

14
 15 **THE FOLLOWING HAVE BEEN RECEIVED AND ACKNOWLEDGED BY BUYER:**

- 16 ☒ Duties Owed by a Nevada Real Estate Licensee
 17 ☐ Consent to Act
 18 ☐ Environmental Contact List
 19 ☐ HUD Inspection For your Protection: Get a Home Inspection
 20 ☐ Information Regarding Private Well and Septic System
 21 ☐ Lake Tahoe Basin Regional Disclosure
 22 ☐ Open Range Land Disclosure
 23 ☐ Residential Disclosure Guide
 24 ☐ Wire Fraud Advisory
 25 ☐ Other _____
 26 ☐ Other _____

27
 28 **THE FOLLOWING ADDENDA AND EXHIBITS WILL BE INCORPORATED**

- 29 ☐ Common Interest-Community Information Statement "Before You Purchase Property ..."
 30 ☐ Lead-Based Paint Disclosure Statement (for properties built prior to 1978)
 31 ☐ Solar Power System Disclosure
 32 ☐ Back Up Offer Addendum
 33 ☐ Residential/Lease Rental Agreement
 34 ☐ Seller Financing Addendum (Residential)
 35 ☐ Short Sale Addendum to the Offer and Acceptance Agreement
 36 ☐ Agreement to Occupy After Close of Escrow
 37 ☐ Used Manufactured/Mobile Home Disclosure
 38 ☐ TRPA Wood Heater Statement of Compliance (Tahoe Basin)
 39 ☐ TRPA Best Management Practices (Tahoe Basin)
 40 ☐ Other _____
 41 ☐ Other _____

42
 43 **ENTIRE AGREEMENT** This Agreement and attachments contain the entire agreement of the parties and supersede all
 44 prior agreements or representations with respect to the Property not expressly set forth in this Agreement. This Agreement
 45 may only be modified in writing, signed and dated by the parties. BUYER acknowledges having read and approved all
 46 provisions of this Agreement.

47
 48 **ASSIGNMENT** BUYER may not assign any of BUYER'S rights in this Agreement without prior written consent of
 49 SELLER, which consent will not be unreasonably withheld, conditioned, or delayed. Any purported assignment in violation
 50 of this Section will be null and void. No assignment will relieve the assigning party of any of its obligations in this
 51 Agreement.

Buyer [CKW / _____ / _____ / _____] and Seller [_____ / _____ / _____ / _____] have read this page.

1 **SELLER** will compensate Buyer's Broker, 1.5 % of the PURCHASE PRICE, or \$ _____, at COE, paid to
2 Reno Tahoe Home Group (Brokerage).

4 **TIME IS OF THE ESSENCE** Time is of the essence of this Agreement.

6 **EXPIRATION OF OFFER** Per NRS 645.254, all offers must be presented to SELLER. This Offer expires unless
7 accepted, including delivery to BUYER, or _____
8 on/or before 6:00 ☐ A.M. ☒ P.M. on 4/7/2025.

10 BUYER Lauren Kate Williamson Lauren Kate Williamson DATE 04/04/2025 Time 6:56 PM
11
12 BUYER _____ DATE _____ Time _____
13
14 BUYER _____ DATE _____ Time _____
15
16 BUYER _____ DATE _____ Time _____

18 **BUYER's Representation:**

19 BUYER's Licensee Name Yunior Isidro Luna BUYER Broker Name Tori Brown
20
21 BUYER's Licensee License # S.171752 BUYER's Broker License # B.1001710
22
23 BUYER's Licensee Email jrisidroluna.realty@gmail.com Brokerage Name Reno Tahoe Home Group
24
25 Phone 775-276-2885 Fax _____ Office Address 2240 Madrid Dr
26
27 City/State/Zip Sparks NV 89436-
28

29 BUYERS Licensee signature acknowledging receipt of EMD _____
30 Yunior Isidro Luna

31 **SELLER'S ACCEPTANCE, COUNTER OFFER OR REJECTION OF AGREEMENT**

32 SELLER acknowledges having read and approved each provision of this Agreement. Authorization is given to Brokers to
33 deliver a signed copy to BUYER and disclose the terms of the sale to members of the MLS or Association of REALTORS®
34 at COE.

35 [_____/_____/_____/_____] SELLER warrants they have the authority to sell the Property on the terms and
36 conditions stated in this Agreement.

38 **TAX WITHHOLDING (FIRPTA)** Unless the Property is acquired for use as a primary residence and is sold for no
39 more than \$300,000, SELLER agrees to provide BUYER with (a) Non-Foreign Seller Affidavit, or (b) Withholding
40 Certificate Form from the Internal Revenue Service stating that withholding is not required. In the event none of the
41 foregoing is applicable, BUYER requires a percentage of SELLER's proceeds to be escrowed to comply with the FOREIGN
42 INVESTMENT AND REAL PROPERTY TAX ACT (IRC 1445).

44 [_____/_____/_____/_____] One or more SELLER ☐ is not a foreign person OR ☐ is a foreign person and
45 may be subject to FIRPTA withholding. If SELLER fails to comply with FIRPTA tax withholding, BUYER reserves the
46 right to cancel this Agreement and retain EMD.

Buyer [Signature] Address 1110 Dodson Way Sparks NV 89431
and Seller [_____/_____/_____/_____] have read this page.

1 **SELLER** will check one of the following options, and date, time, and sign this Agreement.

2

3 ☐ **Acceptance of Offer** SELLER accepts this Offer.

4

5 ☐ **Counter Offer #1** SELLER signs this Offer subject to a Counter Offer #1 dated _____.

6

7 ☐ **Rejection** SELLER rejects the foregoing Offer.

8

9 SELLER _____ DATE _____ Time _____

10

11 SELLER _____ DATE _____ Time _____

12

13 SELLER _____ DATE _____ Time _____

14

15 SELLER _____ DATE _____ Time _____

16

17 **SELLER's Representation:**

18 SELLER's Licensee Name _____ SELLER's Broker Name _____

19

20 SELLER's Licensee License # _____ SELLER's Brokers License # _____

21

22 Phone _____ Fax _____ Brokerage Name _____

23

24 SELLER's Licensee Email _____ Office Address _____

25

26 _____ City/State/Zip _____

Address **1110 Dodson Way Sparks NV 89431**