

Clauses

- This offer is subject to the property appraising at or above purchase price. If property does not appraise, Buyer and Seller agree to renegotiate the purchase price. If the parties do not reach an agreement within 5 days of the Buyer receiving notice of the appraised value, the agreement will automatically terminate with full return of earnest money to the Buyer.

- "This opinion or analysis is not an appraisal. It is intended only for the benefit of the addressee for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering, or sale price of the real property and not for any other purpose, including, but not limited to, lending purposes. This opinion or analysis is not governed by the Real Property Appraiser Act, but is subject to enforcement through the Nebraska Real Estate License Act;"

- Earnest money in the amount of to be payable and delivered/postmarked directly to Title Company within hours of acceptance.

- Earnest money to be payable and delivered to Buyers Brokerage within acceptance. Buyers brokerage to transfer to the Escrow Closing Company.

- o Property to appraise at or above purchase price or buyer has the option to renegotiate or cancel the contract.

- o Offer is contingent on the successful sale and closing of (address)

- o Seller to provide a completed copy of the sellers property condition disclosure for buyer review and approval within 24 hours of acceptance.

- o Buyer is buying property as-is, no inspections, no appraisal.

- o It is the intent of the Seller to perform an IRC Section 1031 tax deferred exchange. Buyer agrees to execute an Assignment Agreement at the request of Seller at no additional cost or liability to Buyer.

- o It is the intent of the Buyer to perform an IRC Section 1031 tax deferred exchange. Seller agrees to execute an Assignment Agreement at the request of Buyer at no additional cost or liability to Seller.
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- o Copies of leases to be provided to buyer within ????? hours of acceptance for buyer review and approval
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- o All leases to be assigned to buyer at closing.
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- o All security deposits to transfer to buyer at closing
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- o All rents due to be prorated to date of closing
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- o Buyer to be allowed final walk thru minimum of 24 hours prior closing
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- o Property to remain on market for back up offers only through inspection resolution deadline.
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- o Buyer purchasing property as is, no inspections requested per paragraph 9, buyer will not ask seller to make any repairs.
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- o Seller, at their expense, to have property professionally cleaned after property is vacated, to be completed within 72 hours prior to closing. Buyer to approve cleaning service.
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- o Buyer waives termite inspection and seller liability in paragraph 8 of purchase agreement.
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- o Seller to have insurance adjuster inspect property, including roof, for storm damage. Complete all repairs/replacements as recommended at seller cost so as to ensure Buyer's ability to fully insure property.
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- o Seller to file insurance claim for storm damage. All damage to repaired/replaced at seller cost. Buyer to approve all color choices and have option to upgrade materials at their cost.
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- o Seller to provide a completed lead based paint disclosure for buyer review and approval within 24 hours of acceptance.
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- Allocation of value: Individual value of Land, Building, and Personal Property shall be satisfactorily agreed to by each party prior to closing for a total value equal to purchase price.
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- In lieu of roof repair/replacement, seller has provided buyer with report from qualified roofer as to condition of roof and its projected functionality of 5-10 years to provide to buyer's insurer.
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- This purchase Agreement is accepted if "existing purchase agreement", accepted by sellers on (date) become null and void. "Existing purchase agreement" buyers have a 48-hour right of first refusal to remove an home sale contingency. If existing buyers do not exercise the ROFR by (date) at (time) CDT, the "existing purchase agreement" shall be voided and "this purchase agreement " shall be in force.
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- Buyer and Seller agree that the personal property mentioned in the purchase agreement hold no value to the real property and are left for the benefit of both parties.
 - If your property is currently listed with a real estate broker, please disregard. It is not our intent to solicit the offerings of other real estate brokers
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