

Instructions For Submitting An Offer

To submit an offer, please submit the attached contract below. You must also deposit \$2,000.00 earnest money for your offer and contract to be complete. You may wire or drop off funds to:

Pam McCafferty
Sunshine Title Corp
8613 Old Kings Rd S #100,
Jacksonville, FL 32217
Email: pmccaff@sunshinetitle.com

Unless your offer is all cash you need to be approved with a hard money lender and submit proof of funds or approval letter with the offer.

To view a property, please contact our office at 904-712-1737 to make arrangements to obtain access.

Most of our properties are sold very quickly. We do however take backup contracts.

Because of the deep discounted prices we have negotiated on the properties we resell to investors and the small margins we work off of, we are unable to negotiate on the prices offered. We provide real values and discounted price on the wholesale properties we offer.

We will be glad to refer any contractors, appraisers, attorneys, property managers, etc. if we are aware of any in the area of the property; however, you must interview them and make your own decision about relying on their information or services. We highly recommend getting detailed descriptions in writing with any vendor used.

Because we usually buy and sell many properties monthly it is extremely important for you to close on the anticipated closing date in your contract to avoid penalties. We take each and every offer very seriously.

All offers are subject to prior sales and withdrawals.

Once you have completed the contract you can email it to:
offers@bghomesolutions.com

CONTRACT TO PURCHASE REAL ESTATE

This contract dated this _____ day of _____ 2017 between _____
_____(hereinafter "Buyer")

offers to purchase from BG Home Solutions. LLC (hereinafter "Seller") the following described
described real estate, together with all improvements and all appurtenant rights, located at:

_____.

City: _____ County: _____.

In consideration of the sum of **\$2000 Non-Refundable** binder deposit due upon signing of
contract. Binder deposit and signed contract due at title company within 24 hours of delivery of
a fully executed contract or contract becomes null and void.

Seller and Buyer agree:

- 1) The purchase price is to be \$ _____ payable in cash at closing.
- 2) The conditions of this Purchase are as follows:
 - a) Property is sold in "AS-IS/WHERE-IS" condition with no warranties made by the seller. Seller has never lived in the property and is not aware of any known facts that affect the value of the Property.
 - b) Buyer has completed a property inspection prior to signing this agreement and is satisfied with the condition.
 - c) If Buyer is unable to complete the purchase for any reason, the earnest money deposit shall be forfeited to the seller as total liquidated damages and buyer is released from any further obligation under this contract.
 - d) If Seller cannot provide clear title, binder deposit shall be refunded back to buyer and Buyer will be released from any further obligation under this contract; otherwise Seller promises to sell under this contract

- e) Closing to be held at Sunshine Title Company 8613 Old Kings Rd S #100, Jacksonville, FL 32217. Closing to be held in county where property is located.
- f) Purchase contract is not assignable.

3) Taxes to be prorated, any previous year's taxes to be paid by seller. All title closing costs, associated closing fees, doc stamps and customary closing costs shall be **PAID BY BUYER**.

4) Closing date shall be on or before 10 days from the date signed below by Seller. Seller grants any extension needed to clear title or to complete closing documentation. Title to the above described real estate to be conveyed by Warranty Deed or other customary instrument of transfer. Title is to be free, clear, and unencumbered, free of any county, city and federal liens. All liens against the property shall be paid at closing by the seller.

5) This offer, when accepted, comprises the entire agreement of Purchaser and Seller, and it is agreed that no other representations have been made.

6) Additional Terms (if applicable):

Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____