

## LarrySellsLand.com

3317 Dayton Blvd, #17452

Chattanooga, TN 37415

(423) 596-3196

LarrySellsLand@gmail.com

Vacant Land For Sale

LarrySellsLand.com

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Thank you for indicating your interest in purchasing this parcel of land. On the next page, you will find a simple Vacant Land Purchase and Sale Agreement for your use. This simple form will create the needed instructions to be used by the escrow company, and will allow us to get the land transferred to you as soon as possible.

Please review the document to make sure your name(s) and contact information are correct, so the escrow agent can be in contact with you through the escrow process, and arrange for getting your signature on the final documents. Make corrections if necessary, and then sign the agreement.

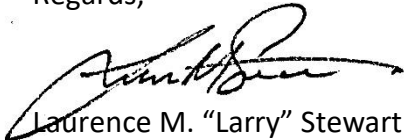
You can send it to me by either, taking a photo of the documents with your phone and texting these photos to (423) 596-3196, or emailing them to LarrySellsLand@gmail.com.

If you would rather use USPS to mail the document, please use the address shown above, but be aware that others may submit an offer in a quicker method (text or email) putting their offer in front of yours.

I am also asking you to make a \$300 earnest money deposit towards the purchase price. That payment can be made to me, or if you prefer, make that check payable to the escrow company. I should be able to provide the escrow company's contact info during our phone call, or follow-up memo.

If you have any questions about this process, feel free to call or text me on my personal cell phone: (423) 596-3196

Regards,



Laurence M. "Larry" Stewart

# VACANT LAND PURCHASE AND SALE AGREEMENT

ON THIS DATE of \_\_\_\_\_, the undersigned Buyer(s) agrees to buy, and the undersigned Seller(s) agrees to sell the Property identified in the official \_\_\_\_\_ County records as: APN: \_\_\_\_\_ showing a total acreage of: \_\_\_\_\_ Acres. The purchase price of \$ \_\_\_\_\_ will be paid to Seller as follows:

Upon acceptance of this offer, Seller acknowledges the receipt of \$ \_\_\_\_\_ non-refundable earnest money deposit, to be applied towards the purchase of the property. Upon receipt and acceptance of this signed Agreement, along with the earnest money deposit, Seller shall submit this document to Escrow / Title Company which had previously been used by the Seller, (referred to as the escrow agent), with instructions to open escrow for the purchase and sale of this parcel, according to the following terms:

1. All cost of completing the transaction including title and/or escrow fees, doc fees, transfer taxes, document delivery, notary, etc., shall be paid to the escrow agent by the Buyer.
2. Property is to be sold free and clear of all encumbrances, with good and marketable title and, with full possession to said property available to Buyer at date of closing.
3. Buyer choose to purchase title insurance.
4. This escrow is to be closed as soon as possible, and within 30 business days of acceptance of this Agreement, and if the transaction is not completed by then, this Agreement shall be rescinded and earnest money deposit shall be forfeited (unless otherwise discussed and agreed in writing).

**THIS AGREEMENT REPRESENTS A MEETING OF THE MINDS**, and the undersigned parties have been given sufficient time to read and understand this Agreement and have been given the opportunity to seek advice from legal counsel. Undersigned Buyer(s) and Seller(s) agree to and understand these terms and conditions on the date shown above.

**Buyer(s):**

**Seller(s):**

Sign: \_\_\_\_\_

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Print: Laurence M. Stewart, Trustee of TSIT

Sign: \_\_\_\_\_

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Print: \_\_\_\_\_

Mail Address: \_\_\_\_\_

Mail Address: 3317 Dayton Blvd, #17452

City, State, Zip: \_\_\_\_\_

City, State, Zip: Chattanooga, TN 37415

Best Phone: \_\_\_\_\_

Best Phone: (423) 596-3196

Email: \_\_\_\_\_

Email: LarrySellsLand@gmail.com