

REAL ESTATE SALES AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 2025,

In consideration of the mutual covenants contained herein, and with the intent to be legally bound, the parties agree as follows:

1. Seller, Par Five Holdings LLC, agrees to sell to _____, Buyer(s), the premises located at (street address, city, state, zip code, county, parcel number):

_____ for the sale price of
\$ _____, free and clear of all encumbrances, excepting restrictions and easements,

if any. The sale price of \$ _____ is to be paid as follows:

\$40,000.00 at the time of execution of this Agreement and the balance of \$ _____ at the time of settlement, which settlement shall take place on or before the 16th day of December, 2025.

Buyer(s) are purchasing the property as-is with no warranties expressed or implied. All transfer taxes shall be paid by Buyer(s) at the time of settlement. Buyer(s) represent that they did not become aware of, or see, the property through any real estate broker. This covenant will survive closing. Real estate taxes, utilities and rent (if applicable) shall be prorated by Buyer(s) and Seller at the time of settlement. Seller shall give Buyer(s) exclusive possession of the property on the date of settlement. Title is to be good and marketable, free of all liens and encumbrances or such as would be insurable at regular rates by a title insurance company doing business in Pennsylvania, otherwise Buyer(s) shall be repaid Buyer(s)' deposit monies. This Agreement shall not be recorded. This Agreement shall be binding on their respective heirs, successors, personal representatives and assigns of the parties hereto.

The property is currently enrolled in Clean and Green. Buyer(s) have been advised of the need to determine the implications that may result in the future as a result of any change in use or any future subdivision of the land.

Should Buyer(s) fail to make settlement as herein provided, the payment made at the time of execution of this Agreement shall be retained by the Seller and the Auctioneer, either on account of the purchase price, or as compensation for damages and expenses (Auctioneer's commission) as the Seller shall elect, and in the latter case this Agreement shall become null and void and all copies to be returned to the Seller for cancellation. In the event Seller and Auctioneer elect to retain the sum paid on account as compensation for damages and expenses, the Auctioneer will receive his/her commission and the balance shall be paid to the Seller.

There is no currently existing community sewage or water system available for the subject property.

It is understood that the Auctioneer is acting as Agent only and will in no case whatsoever be held liable to either party for the performance of any term or covenant of this Agreement, or for damages for non-performance thereof.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

WITNESS:

Seller:

PAR FIVE HOLDINGS LLC

BY: Leon Kanagy, Managing Member

BUYER(S):

BY: _____
(Print Name)

Address

Phone

BY: _____
(Print Name)

Address

Phone