

BUY-SELL AGREEMENT (Land) (Including Earnest Money Receipt)



This Agreement stipulates the terms of sale of this property. Read carefully before signing. This is a legally binding contract. If not understood, seek competent advice.

Date: 01/24/2021

as ☐ joint tenants with rights of survivorship, ☐ tenants in common, ☐ single in his/her own right, ☒ other
(hereafter the "Buyer") agrees to purchase, and the Seller agrees to sell the
following described real property (hereafter the "Property") commonly known as _____
Ukn Flynn Lane (Tract 8 COS 6758)
in the City of Missoula, County of Missoula, Montana, legally described
as:
Tract 8 COS 6758 in S7 T13N R19W Missoula County MPM

TOGETHER with all interest of Seller in vacated streets and alleys adjacent thereto, all easements and other
appurtenances thereto, uncut timber and non-harvested crops and all improvements thereon except: _____
no exceptions

PERSONAL PROPERTY: The following items of personal property, free of liens and without warranty of condition,
are included and shall be transferred by the bill of sale: _____
none

PURCHASE PRICE AND TERMS:

\$ _____ Purchase Price: _____ (U.S. Dollars)
\$ _____ Earnest Money (credited to Buyer at closing)
\$ _____ Balance Due (not including closing costs, prepaids and prorations) payable as follows
(check one):
☒ All cash at closing (no financing contingency); **OR**
☐ Additional cash down payment at closing in the minimum amount of:
\$ _____ **OR** _____ % of the Purchase Price.
Balance to be financed as indicated below:
☐ Conventional ☐ Other Financing ☐ Seller Financing ☐ Assumption ☐ Home Equity
☐ Other _____

Cash at closing to Seller. Buyer reserves the right to use bank financing.

CLOSING DATE: The date of closing shall be (date) See option agreement (the "Closing Date"). The parties may, by
mutual agreement, close the transaction anticipated by this Agreement at any time prior to the date specified. The
Buyer and Seller will deposit with the closing agent all instruments and funds necessary to complete the purchase in
accordance with this Agreement. If third-party financing is required by the terms of this Agreement (including
assumptions, contracts for deed, and lender financing), the Closing Date may be extended without amendment by not
more than _____ days to accommodate delays attributable solely to such third-party financing.

POSSESSION: Seller shall deliver to Buyer possession of the Property and allow occupancy:
☐ when the closing agent is in receipt of all required, signed documents and all funds necessary for the purchase; **OR**
☒ upon recording of the deed or notice of purchaser's interest, **OR**
☐ _____
Seller shall provide keys and/or means to operate locks, mailboxes, security systems, alarms, garage door opener(s),
and Homeowner's Association facilities, if applicable.

EARNEST MONEY: (check one)

☐ Broker/Salesperson acknowledges actual receipt of earnest money in the amount as set forth herein as evidenced by:

☐ Cash or ☐ Check.

Broker/Salesperson: _____
(name printed) (signature acknowledging receipt of earnest money)

☒ Buyer agrees to provide earnest money in the amount as set forth herein within see option days of the date all parties have signed this Agreement. Earnest money may be made by check, cash or wire transfer and shall be held in trust by Title Services, Inc.. If Buyer fails to provide earnest money as set forth herein, buyer will be in default and Seller may declare this Agreement terminated and any earnest money already paid forfeited.

FINANCING CONDITIONS AND OBLIGATIONS:

BUYER'S REPRESENTATION OF FUNDS: Buyer represents that they have sufficient funds for the down payment and closing costs to close this sale in accordance with this Agreement and are not relying upon any contingent source of such funds unless otherwise expressly set forth herein.

LOAN APPLICATION: If Buyer fails to make written application for financing and pay to the lender any required fees, apply for assumption of an existing loan or contract, or initiate any action required for completion of a contract for deed by 5:00 pm (Mountain Time) (date) n/a. Buyer will be in breach of this Agreement and Seller can exercise Seller's remedies under this Agreement.

CONTINGENCIES: The contingencies set forth in this Agreement or on attached addenda shall be deemed to have been released, waived, or satisfied, and the transaction shall continue to closing, unless by 5:00 pm (Mountain Time) on the date specified for each contingency, the party requesting that contingency has notified the other party or the other party's Broker/Salesperson in writing that the contingency is not released, waived, or satisfied. If a party has notified the other party on or before the release date that a contingency is not released, waived or satisfied, this transaction is terminated, and the earnest money will be returned to the Buyer, unless the parties negotiate other terms or provisions.

FINANCING CONTINGENCY:

☐ This Agreement is contingent upon Buyer obtaining the financing specified in the section of this Agreement entitled "PURCHASE PRICE AND TERMS". If financing cannot be obtained by the Closing Date this Agreement is terminated and the earnest money will be refunded to the Buyer.

APPRAISAL CONTINGENCY:

☐ Property must appraise for at least ☐ the Purchase Price **OR** at least ☐ \$ _____. If the Property does not appraise for at least the specified amount, this Agreement is terminated and earnest money refunded to the Buyer unless the Buyer elects to proceed with closing this Agreement without regard to appraised value. Written notice of Buyer's election to proceed shall be given to Seller or Seller's Broker/Salesperson within _____ days of Buyer or Buyer's Broker/Salesperson receiving notice of appraised value; **OR**

☐ This Agreement is contingent upon the Property appraising for at least ☐ the Purchase Price **OR** at least ☐ \$ _____. Release Date: _____.

150 **CONVEYANCE:** The Seller shall convey the real property by General Warranty
 151 deed, free of all liens and encumbrances except those described in the title insurance commitment, as approved by
 152 Buyer. The Seller shall convey the personal property by Bill of Sale.

153
 154 **WATER:** All water, including surface water or ground water, any legal entitlement to water, including statements of
 155 claim, certificates of water rights, permits to appropriate water, exempt existing rights, decreed basins or any ditches,
 156 ditch rights, or ditch easements appurtenant to and/or used in connection with the Property are included with the
 157 Property, except: no water rights are included

158
 159 Filing or transfer fees will be paid by ☐ Seller, ☐ Buyer, **OR** ☐ split equally between Buyer and Seller.
 160 Documents for transfer will be prepared by _____

161
 162 **WATER RIGHT OWNERSHIP UPDATE DISCLOSURE:** By Montana law, failure of the parties at closing or transfer
 163 of real property to pay the required fee to the Montana Department of Natural Resources and Conservation for
 164 updating water right ownership may result in the transferee of the property being subject to a penalty. Additionally, in
 165 the case of water rights being exempted, severed, or divided, the failure of the parties to comply with section
 166 85-2-424, MCA, could result in a penalty against the transferee and rejection of the deed for recording.

167
 168 **NATURAL WATER BODIES AND LAND PRESERVATION DISCLOSURE:** Buyers of property in the State of
 169 Montana should be aware that some properties contain or are adjacent to streams, rivers, wetlands, floodplains and
 170 other water bodies. It is the general policy of the State of Montana that natural water bodies and the lands
 171 immediately adjacent to them are to be protected and preserved to be available in their natural or existing state, and
 172 to prohibit unauthorized projects related thereto. Property owners should consult their local soil conservation board, a
 173 land use professional, or other qualified advisor, regarding any applicable local, state or federal regulations, including
 174 permitting or other approvals, before working in or around any streams, rivers, wetlands, floodplains or other water
 175 bodies, including vegetation removal.

176
 177 **MINERAL RIGHTS:** "Mineral rights" as defined in this Agreement (which may be different than the definition under
 178 Montana law) is a term used to describe the rights the owner of those rights has to use, mine, and/or produce any or
 179 all of the minerals and hydrocarbons including oil, gas, coal, sand, gravel, etc. lying below the surface of property.
 180 These mineral rights may be separate from the rights a property owner has for the surface of a property. In some
 181 cases, these mineral rights have been transferred to a party other than the property owner and as a result the
 182 subsurface mineral rights have been severed from the property owner's surface rights. If the mineral rights have been
 183 severed from the surface rights, the owner of the mineral rights has the right to enter the land and occupy it in order to
 184 mine the minerals even though they don't own the property. The undersigned Buyer acknowledges and agrees that
 185 neither the Seller nor the brokerage firms, brokers and salespersons involved in the transaction anticipated by this
 186 Agreement warrant or make any representations concerning the mineral rights, if any, for this Property and that
 187 neither the Seller nor the brokerage firms, brokers and salespersons involved in the Buyer's purchase of the Property
 188 have conducted an inspection or analysis of the mineral rights to and for the Property.

189
 190 **CLOSING FEE:** The fee charged by the individual or company closing the transaction will be paid by ☐ Seller
 191 ☐ Buyer ☒ Equally Shared.

192
 193 **TITLE INSURANCE:** Seller, at Seller's expense and from a title insurance company chosen by Seller, shall furnish
 194 Buyer with an ALTA Standard Coverage Owners Title Insurance Policy (as evidenced by a standard form American
 195 Land Title Association title insurance commitment) in an amount equal to the purchase price. Buyer may purchase
 196 additional owner's title insurance coverage in the form of "Extended Coverage" or "Enhanced Coverage" for an
 197 additional cost to the Buyer. It is recommended that Buyer obtain details from a title company.

198
 199 **CONDITION OF TITLE:** All mortgages, judgements and liens shall be paid or satisfied by the Seller at or prior to
 200 closing unless otherwise provided herein. Seller agrees that no additional encumbrances, restrictions, easements or
 201 other adverse title conditions will be placed against the title to the Property subsequent to the effective date of the
 202 preliminary title commitment approved by the Buyer.

DEPOSIT OF FUNDS BY BROKER/SALESPERSON: All parties agree, unless otherwise expressly stated herein, that the earnest money and any other real estate funds in Broker's/Salesperson's possession shall be deposited or delivered within 2 days of receipt, or the date all parties have signed this Agreement, whichever occurs later. The parties agree that accrued interest, if any, shall be payable to the holder of the funds and that sums so paid are consideration for services rendered.

SECTION 1031 LIKE-KIND EXCHANGE: If either Buyer or Seller intends for this transaction to be part of a Section 1031 like-kind exchange, then the other party shall cooperate in the completion of the like-kind exchange provided the cooperating party does not incur any additional liability or cost in doing so. Any party who intends for this transaction to be part of a Section 1031 like-kind exchange may assign their rights under this Agreement to a qualified intermediary or any entity expressly created for the purposes of completing a Section 1031 like-kind exchange, notwithstanding the prohibition against the Buyer's assignment of this Agreement set forth in the "Binding Effect and Non-Assignability" section below.

SPECIAL IMPROVEMENT DISTRICTS AND ASSOCIATION SPECIAL ASSESSMENTS: All Special Improvement Districts (including rural SIDs), and all special or non-recurring assessments of any non-governmental association, including those that have been noticed to Seller by City/County but not yet spread or currently assessed or that have been approved but not yet billed or assessed, will be assumed by Buyer at closing unless otherwise agreed.

PRORATION OF TAXES AND ASSESSMENTS: Seller and Buyer agree to prorate taxes, Special Improvement District and association special assessments for the current tax year, as well as prepaid rents, water and sewer system charges, heating fuel and tank rental, irrigation assessments, Homeowner's Association dues and/or common maintenance fees, as of the date of closing unless otherwise agreed.

CONDITION OF PROPERTY: Seller agrees that the Property shall be in the same condition, normal wear and tear excepted, from the date of the execution of this Agreement up to the time Buyer takes possession of the Property. Seller will remove all personal property not included in this sale prior to closing.

NOXIOUS WEEDS DISCLOSURE: Buyers of property in the state of Montana should be aware that some properties contain noxious weeds. The laws of the State of Montana require owners of property within this state to control, and to the extent possible, eradicate noxious weeds. For information concerning noxious weeds and your obligations as an owner of property, contact either your local County extension agent or Weed Control Board.

MEGAN'S LAW DISCLOSURE: Pursuant to the provisions of Title 46, Chapter 23, Part 5 of the Montana Code Annotated, certain individuals are required to register their address with the local law enforcement agencies as part of Montana's Sexual and Violent Offender Registration Act. In some communities, law enforcement offices will make the information concerning registered offenders available to the public. If you desire further information please contact the local County Sheriff's office, the Montana Department of Justice, in Helena, Montana, and the probation officers assigned to the area.

BUYER'S REMEDIES: (A) If a Seller fails to accept the offer contained in this Agreement within the time period provided in the BUYER'S COMMITMENT section, all earnest money shall be returned to the Buyer.

(B) If the Seller accepts the offer contained in this Agreement, but refuses or neglects to consummate the transaction anticipated by this Agreement within the time period provided in this Agreement, the Buyer may:

- (1) Demand immediate repayment of any earnest money paid by the Buyer, and upon the return of such money, the rights and duties of Buyer and Seller under this Agreement shall be terminated; **OR**
- (2) Demand that Seller specifically perform Seller's obligation under this Agreement; **OR**
- (3) Demand monetary damages from Seller for Seller's failure to perform the terms of this Agreement.

SELLER'S REMEDIES:

If the Seller accepts the offer contained in this Agreement and Buyer refuses or neglects to consummate the transaction within the time period provided in this Agreement, the Seller may:

- (1) Declare the earnest money paid by Buyer be forfeited whereupon the rights and duties of the Buyer and Seller under this Agreement shall be terminated; **OR**
- (2) Demand that Buyer specifically perform Buyer's duties and obligations under this Agreement; **OR**
- (3) Demand that Buyer pay monetary damages for Buyer's failure to perform the terms of this Agreement.

Buyer's Initials

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SELLER'S INITIALS

BUYER'S AND SELLER'S CERTIFICATION: By entering into this Agreement, each person or persons executing this Agreement, as Buyer or Seller, represents that he/she is eighteen (18) years of age or older, of sound mind, and legally competent to own or transfer real property in the State of Montana; and, if acting on behalf of a corporation, partnership, or other non-human entity, that he/she is duly authorized to enter into this Agreement on behalf of such entity.

FOREIGN PERSON OR ENTITY: Section 1445 of the Internal Revenue Code provides for the withholding of tax upon the sale of U.S. real property owned by a foreign entity or foreign person unless the amount realized (usually the sales price) does not exceed \$300,000 and the Buyer intends to use the property as a residence. If the Seller is a foreign entity or foreign person, Seller acknowledges and agrees that the Buyer or closing agent is required to deduct and withhold the applicable tax from the proceeds of sale at closing and submit the tax to the Internal Revenue Service unless the transfer of the property satisfies an exception provided for in Section 1445 of the Internal Revenue Code.

AGRICULTURAL FOREIGN INVESTMENT DISCLOSURE ACT: The Agricultural Foreign Investment Disclosure Act of 1978 (AFIDA) requires any foreign person who acquires or transfers any interest, other than a security interest, in agricultural land to submit a report to the Secretary of Agriculture not later than 90 days after the date of the acquisition or transfer. If Buyer or Seller is or may be considered a foreign person under the AFIDA they are advised to consult with an appropriate professional concerning any reporting that may be required by the AFIDA.

CONSENT TO DISCLOSE INFORMATION: Buyer and Seller hereby consent to the procurement and disclosure by Buyer, Seller, and Brokers/Salespersons and their attorneys, agent, and other parties having interests essential to this Agreement, of any and all information reasonably necessary to consummate the transaction described in this Agreement, specifically including access to escrows for review of contracts, deeds, trust indentures, or similar documents concerning this Property or underlying obligations pertaining thereto.

WIRE FRAUD ALERT: Criminals are hacking email accounts of title companies, real estate agents, settlement attorneys and others, resulting in fraudulent wire instructions being used to divert funds to the account of the criminal. The emails may look legitimate but they are not. Buyer and Seller are advised **NOT** to wire any funds without personally speaking with the intended recipient of the wire to confirm the routing number and the account number. Buyer and Seller should **NOT** send personal information such as social security numbers, bank account numbers and credit card numbers through email.

RISK OF LOSS: All loss or damage to any of the above-described real property or personal property to any cause is assumed by Seller through the time of closing unless otherwise specified.

TIME IS OF THE ESSENCE: Time is of the essence as to the terms and provisions of this Agreement.

BINDING EFFECT AND NON-ASSIGNABILITY: This Agreement is binding upon the heirs, successors and assigns of each of the parties hereto; however, Buyer's rights under this Agreement are not assignable without the Seller's express written consent.

ATTORNEY FEES: In any action brought by the Buyer or the Seller to enforce any of the terms of this Agreement, the prevailing party in such action shall be entitled to such reasonable attorney fees as the court or arbitrator shall determine just.

COMMISSION: The Seller's and/or Buyer's commitment to pay a commission in connection with this transaction is an integral part of this Agreement.

FAX/COUNTERPARTS/ELECTRONIC SIGNATURES: This Agreement may be executed in counterparts and, when all counterpart documents are executed, the counterparts shall constitute a single binding instrument. Moreover, a signature transmitted by fax or other electronic means will be enforceable against any party who executes the Agreement and transmits the signature by fax or other electronic means. The parties hereto, all agree that the transaction contemplated by this document may be conducted by electronic means in accordance with the Montana Uniform Electronic Transaction Act.

313 **ENTIRE AGREEMENT:** This Agreement, together with any attached exhibits and any addenda or amendments
 314 signed by the parties, shall constitute the entire agreement between Seller and Buyer, and supersedes any other
 315 written or oral agreements between Seller and Buyer. This Agreement can be modified only in writing, signed by the
 316 Seller and Buyer.

317
 318 **EARNEST MONEY DISPUTES:** Buyer and Seller agree that, in the event of any controversy regarding the earnest
 319 money and things of value held by the Broker, closing agent, or any person or entity holding such money or property,
 320 unless mutual written instructions are received by the holder of the earnest money and things of value, Broker or
 321 closing agent shall not be required to take any action, but may await any proceedings, or, at Broker's or closing
 322 agent's option and sole discretion, may interplead all parties and deposit any monies or things of value in a Court of
 323 competent jurisdiction and may utilize as much of the earnest money deposit as may be necessary to advance the
 324 cost and fees required for filing such action.

325
 326 **ADDENDA AND/OR DISCLOSURES ATTACHED:** (check all that apply):

- 327 ☐ Contingency for Sale of Buyer's Property ☐ Back-up Offer
 328 ☐ Addendum for Additional Provisions
 329 ☐ Water Rights Acknowledgement
 330 ☒ **Option Agreement**
 331 ☐

332
 333 **RELATIONSHIP CONFIRMATION:** The parties to this Agreement confirm that the real estate licensees identified
 334 hereafter have been involved in the capacities indicated below and the parties have previously received the required
 335 statutory disclosures setting forth the licensees' duties and the limits of their obligations to each party:

336
 337 Katie Ward of PureWest Real Estate (06231615
 338 (name of licensee) (name of brokerage company)
 339
 340 10522 101 Railroad St Missoula MT 59802
 341 (licensee's Montana license number) (brokerage company address)
 342
 343 Katie@purewestmt.com 406-541-4000
 344 (licensee email address) (brokerage company phone number)
 345
 346 (406) 596-4000 (406) 596-4000
 347 (licensee phone number)
 348 is acting as ☒ Seller's Agent ☐ Dual Agent ☐ Statutory Broker

349
 350 Jason Shreder of Zillastate
 351 (name of licensee) (name of brokerage company)
 352
 353 RBS 79323 140 S 4th St. W #3 Missoula MT 59802
 354 (licensee's Montana license number) (brokerage company address)
 355
 356 Jason@zillastate.com 406-370-4436
 357 (licensee email address) (brokerage company phone number)
 358
 359 406-370-4436
 360 (licensee phone number)
 361 is acting as ☒ Buyer's Agent ☐ Dual Agent ☐ Statutory Broker
 362 ☐ Seller's Agent (includes Seller's Sub-Agent)

Buyer's initials

BUYER'S ACKNOWLEDGMENT: Buyer acknowledges that prior verbal representations by the Seller or Seller's representatives do not modify or affect this Agreement. Buyer acknowledges that by signing this Agreement he/she has examined the subject real and personal property and represents that Buyer ☒ has **OR** ☐ has not physically visited the Property in person prior to the execution of this Agreement; has entered into this Agreement in full reliance upon his/her independent investigation and judgments and has read and understood this entire Agreement.

BUYER'S COMMITMENT: I/We agree to purchase the above-described Property on the terms and conditions set forth in the above offer and grant to said Broker/Salesperson until (date) 01/27/2021, at 5:00 ☐ am ☒ pm (Mountain Time) to secure Seller's written acceptance, whether or not that deadline falls on a Saturday, Sunday or holiday. Buyer may withdraw this offer at any time prior to Buyer being notified of Seller's written acceptance. If Seller has not accepted by the time specified, this offer is automatically withdrawn. I/We hereby acknowledge receipt of a copy of this Agreement bearing my/our signature(s).

Buyer's Signature Date: _____, at _____ am _____ pm (Mountain Time)

Name Printed: _____

Address (if different): _____ State: _____ Zip: _____

SELLER'S COMMITMENT:

I/We agree to sell to Buyer the above-described Property on the terms and conditions herein above stated. I/We hereby acknowledge receipt of a copy of this Agreement bearing my/our signature(s) and that of the Buyer(s) named above.

Address: _____ State: _____ Zip: _____

Seller's Signature Date: _____, at _____ am _____ pm (Mountain Time)

Name Printed: _____

Address (if different): _____ State: _____ Zip: _____

☐ Modified per the attached Counter Offer:

Seller's Initials / Date Seller's Initials / Date

☐ Rejection of this offer by Seller (no counter offer is being made):

Seller's Initials / Date Seller's Initials / Date

NOTE: Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or holiday can be performed on the next business day.