

Contract for Sale and Purchase
FLORIDA ASSOCIATION OF REALTORS® AND THE FLORIDA BAR



*1 **PARTIES:** _____ (“Seller”),
2 of _____ (Phone) _____,
*3 and _____ (“Buyer”),
4 of _____ (Phone) _____,

5 hereby agree that Seller shall sell and Buyer shall buy the following described real property and personal property (collectively
6 “Property”) pursuant to the terms and conditions of this Contract for Sale and Purchase and any riders and addenda (“Contract”):

7 **I. DESCRIPTION:**
*8 (a) Legal description of the Real Property located in _____ County, Florida:
9
10
*11 (b) Street address, city, zip, of the Property is: _____
*12 (c) Personal Property:
13
14

*15 **II. PURCHASE PRICE:**\$ _____
16 **PAYMENT:**
*17 (a) Deposit held in escrow by _____ (Escrow Agent)
18 in the amount of\$ _____
*19 (b) Additional escrow deposit to be made to Escrow Agent within _____ days after Effective Date
*20 (see Paragraph III) in the amount of\$ _____
*21 (c) Subject to AND assumption of existing mortgage in good standing in favor of _____
*22 _____ having an approximate present principal balance of\$ _____
*23 (d) New mortgage financing with a Lender (see Paragraph IV) in the amount of\$ _____
*24 (e) Purchase money mortgage and note to Seller (see rider for terms) in the amount of\$ _____
*25 (f) Other:\$ _____
*26 (g) Balance to close by U.S. cash or LOCALLY DRAWN cashier’s or official bank check(s),
*27 subject to adjustments or prorations\$ _____

28 **III. TIME FOR ACCEPTANCE OF OFFER; EFFECTIVE DATE; FACSIMILE:** If this offer is not executed by and delivered to all parties
*29 OR FACT OF EXECUTION communicated in writing between the parties on or before _____, the deposit(s) will, at
30 Buyer’s option, be returned and this offer withdrawn. For purposes of delivery or notice of execution, parties include Buyer and Seller or
31 each of the respective brokers or attorneys. The date of Contract (“Effective Date”) will be the date when the last one of the Buyer and
32 Seller has signed this offer. A facsimile copy of this Contract and any signatures hereon shall be considered for all purposes as an original.

33 **IV. FINANCING:**
*34 (a) This is a cash transaction with no contingencies for financing;
*35 (b) This Contract is conditioned on Buyer obtaining a written loan commitment within _____ days after Effective Date for
*36 (CHECK ONLY ONE): a fixed; an adjustable; or a fixed or adjustable rate loan in the principal amount of
*37 \$ _____, at an initial interest rate not to exceed _____%, discount and origination fees not to exceed _____%
*38 of principal amount, and for a term of _____ years. Buyer will make application within _____ days (5 days if left blank) after
39 Effective Date and use reasonable diligence to obtain a loan commitment and, thereafter, to satisfy terms and conditions of the
40 commitment and close the loan. Buyer shall pay all loan expenses. If Buyer fails to obtain a commitment or fails to waive Buyer’s
41 rights under this subparagraph within the time for obtaining a commitment or, after diligent effort, fails to meet the terms and
42 conditions of the commitment by the closing date, then either party thereafter, by written notice to the other, may cancel this
43 Contract and Buyer shall be refunded the deposit(s); or
*44 (c) The existing mortgage, described in Paragraph II(c) above, has: a variable interest rate; or a fixed interest rate of _____%
*45 per annum. At time of title transfer, some fixed interest rates are subject to increase; if increased, the rate shall not exceed _____%
46 per annum. Seller shall furnish a statement from each mortgagee stating the principal balance, method of payment, interest rate and
47 status of mortgage or authorize Buyer or Closing Agent to obtain the same. If Buyer has agreed to assume a mortgage which requires
48 approval of Buyer by the mortgagee for assumption, then Buyer shall promptly obtain the necessary application and diligently
*49 complete and return it to the mortgagee. Any mortgagee charge(s), not to exceed \$ _____ (1% of amount
50 assumed if left blank), shall be paid by Buyer. If Buyer is not accepted by mortgagee or the requirements for assumption are not in
51 accordance with the terms of this Contract or mortgagee makes a charge in excess of the stated amount, Seller or Buyer may rescind
52 this Contract by written notice to the other party unless either elects to pay the increase in interest rate or excess mortgage charges.

*53 **V. TITLE EVIDENCE:** At least _____ days before closing date, (CHECK ONLY ONE): Seller shall, at Seller’s expense, deliver to
54 Buyer or Buyer’s attorney; or Buyer shall at Buyer’s expense obtain (CHECK ONLY ONE): abstract of title; or title insurance
55 commitment (with legible copies of instruments listed as exceptions attached thereto) and, after closing, an owner’s policy of title insurance.

*56 **VI. CLOSING DATE:** This transaction shall be closed and the closing documents delivered on _____,
57 unless modified by other provisions of this Contract.

58 **VII. RESTRICTIONS; EASEMENTS; LIMITATIONS:** Buyer shall take title subject to: comprehensive land use plans, zoning,
59 restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat
60 or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; public utility easements
61 of record (easements are to be located contiguous to real property lines and not more than 10 feet in width as to the rear or front lines
62 and 7 1/2 feet in width as to the side lines, **unless otherwise stated herein**); taxes for year of closing and subsequent years;
63 assumed mortgages and purchase money mortgages, if any (if additional items, see addendum); provided, that there exists at closing
*64 no violation of the foregoing and none prevent use of the Property for _____ purpose(s).

65 **VIII. OCCUPANCY:** Seller warrants that there are no parties in occupancy other than Seller; but if Property is intended to be rented or
66 occupied beyond closing, the fact and terms thereof and the tenant(s) or occupants shall be disclosed pursuant to Standard F. Seller shall
67 deliver occupancy of Property to Buyer at time of closing unless otherwise stated herein. If occupancy is to be delivered before closing,
68 Buyer assumes all risks of loss to Property from date of occupancy, shall be responsible and liable for maintenance from that date, and
69 shall be deemed to have accepted Property in its existing condition as of time of taking occupancy unless otherwise stated herein.

70 **IX. TYPEWRITTEN OR HANDWRITTEN PROVISIONS:** Typewritten or handwritten provisions, riders and addenda shall control all
71 printed provisions of this Contract in conflict with them.

72 **X. RIDERS:** (CHECK those riders which are applicable AND are attached to this Contract):
*73 **COMPREHENSIVE RIDER** **HOMEOWNERS' ASSN.** **COASTAL CONSTRUCTION CONTROL LINE**
*74 **CONDOMINIUM** **"AS IS"** **INSULATION**
*75 **VA/FHA** **LEAD-BASED PAINT** _____

*76 **XI. ASSIGNABILITY:** (CHECK ONLY ONE): Buyer may assign and thereby be released from any further liability under this
*77 Contract; may assign but not be released from liability under this Contract; or may not assign this Contract.

78 **XII. DISCLOSURES:**
79 (a) Radon is a naturally occurring radioactive gas that when accumulated in a building in sufficient quantities may present health
80 risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in
81 buildings in Florida. Additional information regarding Radon or Radon testing may be obtained from your County Public Health unit.
82 (b) Buyer acknowledges receipt of the Florida Building Energy-Efficiency Rating System Brochure.
83 (c) If the real property includes pre-1978 residential housing then a lead-based paint rider is mandatory.
84 (d) If Seller is a "foreign person" as defined by the Foreign Investment in Real Property Tax Act, the parties shall comply with that Act.
85 (e) If Buyer will be obligated to be a member of a homeowners' association, **BUYER SHOULD NOT EXECUTE THIS**
86 **CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE HOMEOWNERS' ASSOCIATION DISCLOSURE.**

87 **XIII. MAXIMUM REPAIR COSTS:** Seller shall not be responsible for payments in excess of:
*88 (a) \$ _____ for treatment and repair under Standard D (if blank, then 2% of the Purchase Price).
*89 (b) \$ _____ for repair and replacement under Standard N (if blank, then 3% of the Purchase Price).

*90 **XIV. SPECIAL CLAUSES; ADDENDA:** If additional terms are to be provided, attach addendum and CHECK HERE .

91 **XV. STANDARDS FOR REAL ESTATE TRANSACTIONS:** Standards A through W on the reverse side or attached are
92 incorporated as a part of this Contract.

93 **THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN**
94 **ATTORNEY PRIOR TO SIGNING.**

95 THIS FORM HAS BEEN APPROVED BY THE FLORIDA ASSOCIATION OF REALTORS AND THE FLORIDA BAR.
96 *Approval does not constitute an opinion that any of the terms and conditions in this Contract should be accepted by the parties in a*
97 *particular transaction. Terms and conditions should be negotiated based upon the respective interests, objectives and bargaining*
98 *positions of all interested persons.*

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*100 _____
101 (Buyer) (Date) (Seller) (Date)

*102 Social Security or Tax I.D. # _____ Social Security or Tax I.D. # _____

*103 _____
104 (Buyer) (Date) (Seller) (Date)

*105 Social Security or Tax I.D. # _____ Social Security or Tax I.D. # _____

*106 Deposit under Paragraph II (a) received; IF OTHER THAN CASH, THEN SUBJECT TO CLEARANCE. _____
*107 _____ (Escrow Agent)

108 **BROKER'S FEE:** The brokers named below, including listing and cooperating brokers, are the only brokers entitled to compensation
109 in connection with this Contract:

*110 Name: _____
111 **Cooperating Brokers, if any** **Listing Broker**

STANDARDS FOR REAL ESTATE TRANSACTIONS

112

113 **A. EVIDENCE OF TITLE:** (1) An abstract of title prepared or brought current by a reputable and existing abstract firm (if not existing then certified
114 as correct by an existing firm) purporting to be an accurate synopsis of the instruments affecting title to the real property recorded in the public records
115 of the county wherein the real property is located through Effective Date. It shall commence with the earliest public records, or such later date as may
116 be customary in the county. Upon closing of this Contract, the abstract shall become the property of Buyer, subject to the right of retention thereof
117 by first mortgagee until fully paid. (2) A title insurance commitment issued by a Florida licensed title insurer agreeing to issue Buyer, upon recording
118 of the deed to Buyer, an owner's policy of title insurance in the amount of the purchase price, insuring Buyer's title to the real property, subject only
119 to liens, encumbrances, exceptions or qualifications provided in this Contract and those to be discharged by Seller at or before closing. Seller shall
120 convey marketable title subject only to liens, encumbrances, exceptions or qualifications provided in this Contract. Marketable title shall be
121 determined according to applicable Title Standards adopted by authority of The Florida Bar and in accordance with law. Buyer shall have 5 days from
122 date of receiving evidence of title to examine it. If title is found defective, Buyer shall within said 5 days notify Seller in writing specifying the defect(s).
123 If defect(s) render title unmarketable, Seller will have 30 days from receipt of notice to remove the defects, failing which Buyer shall, within five (5)
124 days after expiration of the thirty (30) day period, deliver written notice to Seller either: (1) extending the time for a reasonable period not to exceed
125 120 days within which Seller shall use diligent effort to remove the defects; or (2) requesting a refund of deposit(s) paid which shall be immediately
126 returned to Buyer. If Buyer fails to so notify Seller, Buyer shall be deemed to have accepted the title as it then is. Seller shall, if title is found
127 unmarketable, use diligent effort to correct defect(s) within the time provided therefor. If Seller is unable to timely correct the defects, Buyer shall
128 either waive the defects, or receive a refund of deposit(s), thereby releasing Buyer and Seller from all further obligations under this Contract. If
129 evidence of title is delivered to Buyer less than 5 days prior to closing, Buyer may extend closing date so that Buyer shall have up to 5 days from
130 date of receipt of evidence of title to examine same in accordance with this Standard.

131 **B. PURCHASE MONEY MORTGAGE; SECURITY AGREEMENT TO SELLER:** A purchase money mortgage and mortgage note to Seller shall
132 provide for a 30 day grace period in the event of default if a first mortgage and a 15 day grace period if a second or lesser mortgage; shall provide
133 for right of prepayment in whole or in part without penalty; shall permit acceleration in event of transfer of the real property; shall require all prior liens
134 and encumbrances to be kept in good standing and forbid modifications of or future advances under prior mortgage(s); shall require Buyer to maintain
135 policies of insurance containing a standard mortgagee clause covering all improvements located on the real property against fire and all perils
136 included within the term "extended coverage endorsements" and such other risks and perils as Seller may reasonably require, in an amount equal
137 to their highest insurable value; and the mortgage, note and security agreement shall be otherwise in form and content required by Seller; but Seller
138 may only require clauses and coverage customarily found in mortgages, mortgage notes and security agreements generally utilized by savings and
139 loan institutions or state or national banks located in the county wherein the real property is located. All personal property and leases being conveyed
140 or assigned will, at Seller's option, be subject to the lien of a security agreement evidenced by recorded financing statements. If a balloon mortgage,
141 the final payment will exceed the periodic payments thereon.

142 **C. SURVEY:** Buyer, at Buyer's expense, within time allowed to deliver evidence of title and to examine same, may have the real property surveyed and certified
143 by a registered Florida surveyor. If the survey discloses encroachments on the real property or that improvements located thereon encroach on setback lines,
144 easements, lands of others or violate any restrictions, Contract covenants or applicable governmental regulation, the same shall constitute a title defect.

145 **D. TERMITES/WOOD DESTROYING ORGANISMS:** Buyer, at Buyer's expense, within the time allowed to deliver evidence of title, may have the
146 Property inspected by a Florida Certified Pest Control Operator ("Operator") to determine if there is any visible active termite infestation or visible
147 damage from termite infestation, excluding fences. If either or both are found, Buyer shall have 4 days from date of written notice thereof within which
148 to have cost of treatment, if required, estimated by the Operator and all damage inspected and estimated by a licensed builder or general contractor.
149 Seller shall pay valid costs of treatment and repair of all damage up to the amount provided in Paragraph XIII(a). If estimated costs exceed that
150 amount, Buyer shall have the option of canceling this Contract within 5 days after receipt of contractor's repair estimate by giving written notice to
151 Seller or Buyer may elect to proceed with the transaction and receive a credit at closing on the amount provided in Paragraph XIII(a). "Termites" shall
152 be deemed to include all wood destroying organisms required to be reported under the Florida Pest Control Act, as amended.

153 **E. INGRESS AND EGRESS:** Seller warrants and represents that there is ingress and egress to the real property sufficient for its intended use as
154 described in Paragraph VII hereof, title to which is in accordance with Standard A.

155 **F. LEASES:** Seller shall, not less than 15 days before closing, furnish to Buyer copies of all written leases and estoppel letters from each tenant
156 specifying the nature and duration of the tenant's occupancy, rental rates, advanced rent and security deposits paid by tenant. If Seller is unable to
157 obtain such letter from each tenant, the same information shall be furnished by Seller to Buyer within that time period in the form of a Seller's affidavit,
158 and Buyer may thereafter contact tenant to confirm such information. Seller shall, at closing, deliver and assign all original leases to Buyer.

159 **G. LIENS:** Seller shall furnish to Buyer at time of closing an affidavit attesting to the absence, unless otherwise provided for herein, of any financing
160 statement, claims of lien or potential lienors known to Seller and further attesting that there have been no improvements or repairs to the real property
161 for 90 days immediately preceding date of closing. If the real property has been improved or repaired within that time, Seller shall deliver releases or
162 waivers of construction liens executed by all general contractors, subcontractors, suppliers and materialmen in addition to Seller's lien affidavit setting
163 forth the names of all such general contractors, subcontractors, suppliers and materialmen, further affirming that all charges for improvements or
164 repairs which could serve as a basis for a construction lien or a claim for damages have been paid or will be paid at the closing of this Contract.

165 **H. PLACE OF CLOSING:** Closing shall be held in the county wherein the real property is located at the office of the attorney or other closing agent
166 ("Closing Agent") designated by Seller.

167 **I. TIME:** In computing time periods of less than six (6) days, Saturdays, Sundays and state or national legal holidays shall be excluded. Any time
168 periods provided for herein which shall end on a Saturday, Sunday, or a legal holiday shall extend to 5:00 p.m. of the next business day. **Time is of**
169 **the essence in this Contract.**

170 **J. CLOSING DOCUMENTS:** Seller shall furnish the deed, bill of sale, construction lien affidavit, owner's possession affidavit, assignments of leases,
171 tenant and mortgagee estoppel letters and corrective instruments. Buyer shall furnish closing statement, mortgage, mortgage note, security
172 agreement and financing statements.

173 **K. EXPENSES:** Documentary stamps on the deed and recording of corrective instruments shall be paid by Seller. Documentary stamps and
174 intangible tax on the purchase money mortgage and any mortgage assumed, mortgagee title insurance commitment with related fees, and recording
175 of purchase money mortgage to Seller, deed and financing statements shall be paid by Buyer. Unless otherwise provided by law or rider to this
176 Contract, charges for the following related title services, namely title or abstract charge, title examination, and settlement and closing fee, shall be
177 paid by the party responsible for furnishing the title evidence in accordance with Paragraph V.

178 **L. PRORATIONS; CREDITS:** Taxes, assessments, rent, interest, insurance and other expenses of the Property shall be prorated through the day
179 before closing. Buyer shall have the option of taking over existing policies of insurance, if assumable, in which event premiums shall be prorated. Cash
180 at closing shall be increased or decreased as may be required by prorations to be made through day prior to closing, or occupancy, if occupancy occurs
181 before closing. Advance rent and security deposits will be credited to Buyer. Escrow deposits held by mortgagee will be credited to Seller. Taxes shall
182 be prorated based on the current year's tax with due allowance made for maximum allowable discount, homestead and other exemptions. If closing
183 occurs at a date when the current year's millage is not fixed and current year's assessment is available, taxes will be prorated based upon such
184 assessment and prior year's millage. If current year's assessment is not available, then taxes will be prorated on prior year's tax. If there are completed
185 improvements on the real property by January 1st of year of closing, which improvements were not in existence on January 1st of prior year, then taxes
186 shall be prorated based upon prior year's millage and at an equitable assessment to be agreed upon between the parties; failing which, request shall
187 be made to the County Property Appraiser for an informal assessment taking into account available exemptions. A tax proration based on an estimate
188 shall, at request of either party, be readjusted upon receipt of tax bill on condition that a statement to that effect is signed at closing.

STANDARDS (CONT.)

189

190 **M. SPECIAL ASSESSMENT LIENS:** Certified, confirmed and ratified special assessment liens as of date of closing (not as of Effective Date) are to
191 be paid by Seller. Pending liens as of date of closing shall be assumed by Buyer. If the improvement has been substantially completed as of Effective
192 Date, any pending lien shall be considered certified, confirmed or ratified and Seller shall, at closing, be charged an amount equal to the last estimate
193 or assessment for the improvement by the public body.

194 **N. INSPECTION, REPAIR AND MAINTENANCE:** Seller warrants that the ceiling, roof (including the fascia and soffits) and exterior and interior walls,
195 foundation, seawalls (or equivalent) and dockage do not have any Visible Evidence of leaks, water damage or structural damage and that the septic
196 tank, pool, all appliances, mechanical items, heating, cooling, electrical, plumbing systems and machinery are in Working Condition. The foregoing
197 warranty shall be limited to the items specified unless otherwise provided in an addendum. Buyer may, at Buyer's expense, have inspections made
198 of those items within 20 days after the Effective Date, by a firm or individual specializing in home inspections and holding an occupational license for
199 such purpose (if required) or by an appropriately licensed Florida contractor, and Buyer shall, prior to Buyer's occupancy but not more than 20 days
200 after Effective Date, report in writing to Seller such items that do not meet the above standards as to defects. Unless Buyer timely reports such
201 defects, Buyer shall be deemed to have waived Seller's warranties as to defects not reported. If repairs or replacements are required to comply with
202 this Standard, Seller shall cause them to be made and shall pay up to the amount provided in Paragraph XIII(b). Seller is not required to make repairs
203 or replacements of a Cosmetic Condition unless caused by a defect Seller is responsible to repair or replace. If the cost for such repair or replacement
204 exceeds the amount provided in Paragraph XIII(b), Buyer or Seller may elect to pay such excess, failing which either party may cancel this Contract.
205 If Seller is unable to correct the defects prior to closing, the cost thereof shall be paid into escrow at closing. Seller shall, upon reasonable notice,
206 provide utilities service and access to the Property for inspections, including a walk-through prior to closing, to confirm that all items of personal
207 property are on the real property and, subject to the foregoing, that all required repairs and replacements have been made and that the Property,
208 including, but not limited to, lawn, shrubbery and pool, if any, has been maintained in the condition existing as of Effective Date, ordinary wear and
209 tear excepted. For purposes of this Contract: (a) "Working Condition" means operating in the manner in which the item was designed to operate; (b)
210 "Cosmetic Condition" means aesthetic imperfections that do not affect the working condition of the item, including, but not limited to: pitted marcite;
211 missing or torn screens; fogged windows; tears, worn spots, or discoloration of floor coverings, wallpaper, or window treatments; nail holes, scratches,
212 dents, scrapes, chips or caulking in ceilings, walls, flooring, fixtures, or mirrors; and minor cracks in floors, tiles, windows, driveways, sidewalks, or
213 pool decks; and (c) cracked roof tiles, curling or worn shingles, or limited roof life shall not be considered defects Seller must repair or replace, so
214 long as there is no evidence of actual leaks or leakage or structural damage, but missing tiles will be Seller's responsibility to replace or repair.

215 **O. RISK OF LOSS:** If the Property is damaged by fire or other casualty before closing and cost of restoration does not exceed 3% of the assessed
216 valuation of the Property so damaged, cost of restoration shall be an obligation of Seller and closing shall proceed pursuant to the terms of this
217 Contract with restoration costs escrowed at closing. If the cost of restoration exceeds 3% of the assessed valuation of the Property so damaged,
218 Buyer shall have the option of either taking the Property as is, together with either the 3% or any insurance proceeds payable by virtue of such loss
219 or damage, or of canceling this Contract and receiving return of the deposit(s).

220 **P. PROCEEDS OF SALE; CLOSING PROCEDURE:** The deed shall be recorded upon clearance of funds. If an abstract of title has been furnished,
221 evidence of title shall be continued at Buyer's expense to show title in Buyer, without any encumbrances or change which would render Seller's title
222 unmarketable from the date of the last evidence. All closing proceeds shall be held in escrow by Seller's attorney or other mutually acceptable escrow
223 agent for a period of not more than 5 days after closing date. If Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, within
224 the 5-day period, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such notification to cure the defect. If Seller
225 fails to timely cure the defect, all deposit(s) and closing funds shall, upon written demand by Buyer and within 5 days after demand, be returned to
226 Buyer and, simultaneously with such repayment, Buyer shall return the personal property, vacate the real property and reconvey the Property to Seller
227 by special warranty deed and bill of sale. If Buyer fails to make timely demand for refund, Buyer shall take title as is, waiving all rights against Seller
228 as to any intervening defect except as may be available to Buyer by virtue of warranties contained in the deed or bill of sale. If a portion of the
229 purchase price is to be derived from institutional financing or refinancing, requirements of the lending institution as to place, time of day and
230 procedures for closing, and for disbursement of mortgage proceeds shall control over contrary provision in this Contract. Seller shall have the right
231 to require from the lending institution a written commitment that it will not withhold disbursement of mortgage proceeds as a result of any title defect
232 attributable to Buyer-mortgagor. The escrow and closing procedure required by this Standard shall be waived if the title agent insures adverse matters
233 pursuant to Section 627.7841, F.S., as amended.

234 **Q. ESCROW:** Any escrow agent ("Agent") receiving funds or equivalent is authorized and agrees by acceptance of them to deposit them promptly,
235 hold same in escrow and, subject to clearance, disburse them in accordance with terms and conditions of this Contract. Failure of funds to clear shall
236 not excuse Buyer's performance. If in doubt as to Agent's duties or liabilities under the provisions of this Contract, Agent may, at Agent's option,
237 continue to hold the subject matter of the escrow until the parties hereto agree to its disbursement or until a judgement of a court of competent
238 jurisdiction shall determine the rights of the parties, or Agent may deposit same with the clerk of the circuit court having jurisdiction of the dispute.
239 Upon notifying all parties concerned of such action, all liability on the part of Agent shall fully terminate, except to the extent of accounting for any
240 items previously delivered out of escrow. If a licensed real estate broker, Agent will comply with provisions of Chapter 475, F.S., as amended. Any
241 suit between Buyer and Seller wherein Agent is made a party because of acting as Agent hereunder, or in any suit wherein Agent interpleads the
242 subject matter of the escrow, Agent shall recover reasonable attorney's fees and costs incurred with these amounts to be paid from and out of the
243 escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party. The Agent shall not be liable to any party or
244 person for misdelivery to Buyer or Seller of items subject to the escrow, unless such misdelivery is due to willful breach of the provisions of this
245 Contract or gross negligence of Agent.

246 **R. ATTORNEY'S FEES; COSTS:** In any litigation, including breach, enforcement or interpretation, arising out of this Contract, the prevailing party in
247 such litigation, which, for purposes of this Standard, shall include Seller, Buyer and any brokers acting in agency or nonagency relationships
248 authorized by Chapter 475, F.S., as amended, shall be entitled to recover from the non-prevailing party reasonable attorney's fees, costs and
249 expenses.

250 **S. FAILURE OF PERFORMANCE:** If Buyer fails to perform this Contract within the time specified, including payment of all deposits, the deposit(s)
251 paid by Buyer and deposit(s) agreed to be paid, may be recovered and retained by and for the account of Seller as agreed upon liquidated damages,
252 consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations
253 under this Contract; or Seller, at Seller's option, may proceed in equity to enforce Seller's rights under this Contract. If for any reason other than
254 failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, Buyer may seek specific
255 performance or elect to receive the return of Buyer's deposit(s) without thereby waiving any action for damages resulting from Seller's breach.

256 **T. CONTRACT NOT RECORDABLE; PERSONS BOUND; NOTICE:** Neither this Contract nor any notice of it shall be recorded in any public records.
257 This Contract shall bind and inure to the benefit of the parties and their successors in interest. Whenever the context permits, singular shall include
258 plural and one gender shall include all. Notice given by or to the attorney for any party shall be as effective as if given by or to that party.

259 **U. CONVEYANCE:** Seller shall convey title to the real property by statutory warranty, trustee's, personal representative's or guardian's deed, as
260 appropriate to the status of Seller, subject only to matters contained in Paragraph VII and those otherwise accepted by Buyer. Personal property shall, at
261 the request of Buyer, be transferred by an absolute bill of sale with warranty of title, subject only to such matters as may be otherwise provided for herein.

262 **V. OTHER AGREEMENTS:** No prior or present agreements or representations shall be binding upon Buyer or Seller unless included in this Contract.
263 No modification to or change in this Contract shall be valid or binding upon the parties unless in writing and executed by the party or parties intended
264 to be bound by it.

265 **W. WARRANTY:** Seller warrants that there are no facts known to Seller materially affecting the value of the Property which are not readily observable
266 by Buyer or which have not been disclosed to Buyer.