SUNSET RANCHES

REAL PROPERTY OFFER AND SALES AGREEMENT
Between Seller
Sunset Ranches Companies, L.L.C.
9200 South Dadeland Blvd. - Suite 307 - Miami, FL 33156
www.sunsetranches.com
(800) 843-7537 Sales Department
(800) 510-3370 Customer Service
And

SUNSET RANCHES

Mail Date_____

Company # 10

BUYER(S) _____

ADDRESS _____

CITY_____STATE_____ZIP _____

TELEPHONE: HOME (_____) _____ OFFICE: (_____) _____ EXT: _____

EMAIL _____ FAX: (_____) _____ CELL: (_____) _____

GUARANTEES

1. **REFUND PRIVILEGES:** BUYER HAS THE OPTION TO CANCEL THIS AGREEMENT BY WRITTEN NOTICE TO THE SELLER BY MIDNIGHT OF THE SEVENTH DAY FOLLOWING THE SIGNING OF THIS AGREEMENT. The Buyer shall also have 2 months from the sale date of this agreement to make a personal inspection of his property on a company guided tour, and have all money paid to the Seller refunded if not satisfied in any way.

2. **EXCHANGE AND TRADE PRIVILEGES:** If Buyer should inspect lot for the first time within twelve months after the sale date, and is not satisfied, Seller will exchange lot for any other available property within same ranch of equal value, as measured by our then current selling price, or Seller will accept it in trade towards the purchase of any other available lot. However, Buyer must request an exchange or trade in writing within 30 days of inspection and before deed has been delivered. On a trade of your lot, the existing sales agreement will be amended in writing. All payments made will be applied to the new purchase price.

3. **PREPAYMENT RIGHT:** Buyer may prepay in full or in part at anytime without penalty.

4. **IMPROVEMENTS:** All lots are surveyed by a Texas licensed registered surveyor, and all interior and access unpaved roads are completed. Access to and from property has been provided by Seller.

5. **NO HIDDEN COSTS:** The entire purchase price for the property is included in the down payment and monthly payments except $150.00 (one time) cost to buyer upon last payment for the preparation and recording of the Warranty Deed.

6. **WARRANTY DEED:** Upon completion of all payments hereunder, the Seller, within 45 days, shall deliver to Buyer a recorded Warranty Deed to the land described subject to restrictions, easements and reservations of record.

7. **PROPERTY TAXES:** Buyer will be responsible for all property taxes assessed after the date of the agreement. Taxes will be collected from Buyer by Seller or its agent and are presently estimated to be $100.00 per year, (includes $10.00 administrative fee) per twenty acre lot, based on present use. Tax amounts are determined by the average assessment by the County per 20 acre lot. Buyer will receive an invoice from Seller at the end of each year, to be paid within 30 days of receipt.

GENERAL CONDITIONS

Upon acceptance the following will apply.

If a monthly payment is not made within fifteen (15) days of the due date then a delinquency late charge of five percent (5%) of the past due installment of principal and interest will be charged.

This Agreement shall be in default if a payment remains unpaid for at least 45 days after the date it is due.

In the event of default, the agreement may be cancelled and in such event all monies paid to Seller shall be kept as liquidated damages.

The Property is described as follows:

Legal Description: LOT(S) #_____ SECTION _____ BLOCK _____ SURVEYS_____ HUDSPETH COUNTY, TEXAS 20+ ACRES

UNIT _____

TRUTH IN LENDING DISCLOSURE

1. **Price**	2. **Down Payment**	3. **Amount Financed** The amount of credit provided to you or on your behalf	4. **Finance Charge** The dollar amount the credit will cost you	5. **Total of Payments** The amount you will have paid after you have made all scheduled payments (3 plus 4)
$12,900.00	-0-	$12,900.00	$11,398.00	$24,298.00
6. **Deferred Payment Price (2 plus 5)**	7. **Annual Percentage Rate** The cost of your credit as a yearly rate	8. **Monthly Payment Amount**	9. **First Payment Due Date** **(Office Use Only)**	10. **Number of Monthly Payments**
$24,298.00	7%	$99.00		246

ITEMIZATION OF AMOUNT FINANCED: The total amount financed will be applied to the purchase price of the property being purchased. **TRANSFER OF PROPERTY:** If buyer transfers interest in the property before payment in full, buyer must obtain permission from Seller to allow the assumption of the monthly payments. **SECURITY:** The property being purchased.

"SELLER"
SUNSET RANCHES COMPANIES, L.L.C.

BY:_____
(Office Use Only)

Credit Card Authorization Sale Date _____

We accept: VISA · MASTERCARD · AMEX

Card Holder Signature _____

Expiration Date _____

BUYER ACKNOWLEDGES THAT HE/THEY HAS READ AND UNDERSTANDS THIS AGREEMENT, INCLUDING THE ENCLOSED PROPERTY OWNERS INFORMATION GUIDE DATED 1-01-11 WHICH IS PART OF THIS AGREEMENT.

X _____
BUYER'S SIGNATURE
SOCIAL SECURITY #_____

X _____
BUYER'S SIGNATURE
SOCIAL SECURITY #_____

X _____
BUYER'S SIGNATURE
SOCIAL SECURITY #_____

NEAREST RELATIVE NOT LIVING WITH YOU.

NAME _____

PHONE _____

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The Property is described as follows:

Legal Description: LOT(S) #_____ SECTION _____ BLOCK _____ SURVEYS_____ HUDSPETH COUNTY, TEXAS 40+ ACRES

UNIT _____

TRUTH IN LENDING DISCLOSURE

1. **Price**	2. **Down Payment**	3. **Amount Financed** The amount of credit provided to you or on your behalf	4. **Finance Charge** The dollar amount the credit will cost you	5. **Total of Payments** The amount you will have paid after you have made all scheduled payments (3 plus 4)
$19,900.00	-0-	$19,900.00	$16,145.09	$36,045.09
6. **Deferred Payment Price (2 plus 5)**	7. **Annual Percentage Rate** The cost of your credit as a yearly rate	8. **Monthly Payment Amount**	9. **First Payment Due Date** **(Office Use Only)**	10. **Number of Monthly Payments**
$36,045.09	7%	$158.00		229

ITEMIZATION OF AMOUNT FINANCED: The total amount financed will be applied to the purchase price of the property being purchased. **TRANSFER OF PROPERTY:** If buyer transfers interest in the property before payment in full, buyer must obtain permission from Seller to allow the assumption of the monthly payments. **SECURITY:** The property being purchased.

"SELLER"

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SOCIAL SECURITY #_____

X _____
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SOCIAL SECURITY #_____

NEAREST RELATIVE NOT LIVING WITH YOU.

NAME _____

PHONE _____