

SALES CONTRACT PROVISIONS

SUMMARY

1. Purchase Offers Sale should be presented in Letter of Intent (LOI) format. Once terms are agreed then the Contract for sale should be presented on your state's real estate commission promulgated form or another mutually acceptable Purchase Contract form. Contracts should be non-contingent except for financing.

2. The Seller for this property should be referenced as Velocity Commercial Capital, LLC

3. Earnest Money should be at least 5% of the Purchase Price; increased to 10% upon the removal of contingencies.

4. The following wording will be included in all offers submitted.

NOTE: The Seller of the Property is a lender who has acquired title to the Property by foreclosure. The

Seller makes no representations nor warranties expressed or implied with respect to any aspect of the

Property, including without limitation the structural or functional integrity of any improvements on the

Property, the conformity or the improvements to any plans or specifications for the Property that may be

provided to the Buyer, the conformity of the Property to applicable zoning, subdivision, safety, fire,

building code, hazardous material, or other land use requirements, or any other matter effecting the

stability or integrity of the land or any buildings or improvements. The Property is being conveyed " as

is, and with all faults" without representation or warranty by Seller except as expressly set forth in this

agreement and personal property is being sold and assigned only to the extent that it may be owned by

Seller and used in the operation of the Property. Buyer agrees to accept the Property with all patent and

latent defects. Buyer will accept this Property without relying upon any representations or warranty by

Seller or by any other person and based solely upon Buyer's own inspections, investigations and

financial analysis of the Property.