

REAL PROPERTY PURCHASE AGREEMENT

THIS REAL PROPERTY PURCHASE AGREEMENT (“Agreement”) is dated _____, 2018, by and between MSD of Wayne Township, (“Seller”) and _____, (“Buyer”).

In consideration of this Agreement, Seller and Buyer agree as follows:

1. Sale of Property. Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the following real estate (collectively, “Property”):
 - 1.1 Real Property. The vacant land commonly known as 8845 W 21st St, Indianapolis, IN, Marion County, Indiana identified as parcel 9043844 and described on the attached Exhibit A (“Land”) and all easements and rights benefiting or appurtenant to the Land (collectively the “Real Property”).
 - 1.2 No Additional Property. No buildings, improvements, fixtures, or personal property is being sold or conveyed as a part of this Agreement.
2. Purchase Price and Manner of Payment. The total purchase price (“Purchase Price”) to be paid for the Property shall be _____ Dollars (\$_____). The Purchase Price shall be payable as follows:
 - 2.1 In conjunction with execution of this Agreement (the “Execution Date”), Buyer shall submit one percent (1%) of the Purchase Price or _____ Dollars (\$_____) to Seller as earnest money (“Earnest Money”). In the event this Agreement is not accepted by Seller, the Earnest Money shall be promptly returned to Buyer. Upon acceptance of this Offer by Seller, such Earnest Money shall secure the Buyer's performance of this Agreement and in the event of a default by Buyer in the performance of its obligations herein specified, Seller shall have the right to terminate this Agreement and the Earnest Money shall be paid to Seller as liquidated damages as Seller's sole remedy at law or in equity; and
 - 2.2 The balance of the Purchase Price, subject to adjustments as set forth herein, shall be payable in certified funds or by electronic transfer of funds on the “Closing Date” (as hereinafter defined).
3. Contingencies. The obligation of the Seller is contingent upon approval of the transaction contemplated by this Agreement as required by applicable laws. Buyer is not reserving any contingencies.
4. Closing. The closing of the purchase and sale contemplated by this Agreement (the “Closing”) shall occur within ten (10) days following acceptance of this Agreement by Seller (the “Closing Date”) unless extended by mutual agreement of the parties. The Closing shall take place at a time, place, and on a date agreeable by Seller and Buyer. Possession of the Property shall be delivered to Buyer at the Closing free of any rights of any third parties other than tenants in possession.
 - 4.1 Seller's Closing Documents. On the Closing Date, Seller shall have executed and delivered or caused to be delivered to Buyer the following (collectively, “Seller's Closing Documents”), all in form and content reasonably satisfactory to Buyer:
 - 4.1.1 Deed. A Quitclaim Deed conveying the Property to Buyer.
 - 4.1.2 Documents. Copies of the Contracts, Permits and Warranties, if any.

- 4.1.3 FIRPTA Affidavit. A non-foreign affidavit, properly executed, containing such information as is required by Internal Revenue Code § 1445(b)(2) and its regulations.
- 4.1.4 IRS Forms. A Designation Agreement designating the “reporting person” for purposes of completing IRS Form 1099 and, if applicable, IRS Form 8594.
- 4.1.5 Vendor’s Affidavit. A standard vendor’s affidavit acceptable to the Title Company to remove the general preprinted exceptions.
- 4.1.6 Responsible Property Transfer Law. An affidavit from Seller that the transaction contemplated by this Agreement is not subject to the Indiana Responsible Property Transfer Law.
- 4.1.7 Sales Disclosure Form. An Indiana sales disclosure form.
- 4.1.8 Other Documents. All other documents reasonably determined by Seller to be necessary to transfer title to the Real Property to Buyer free and clear except Permitted Exceptions to Title.
- 4.2 Buyer’s Closing Documents. On the Closing Date, Buyer will execute and deliver to Seller the following (collectively, “Buyer’s Closing Documents”):
 - 4.2.1 Purchase Price. Funds representing the Purchase Price, by electronic transfer of immediately available funds.
 - 4.2.2 Assumption of Contracts, Permits, Warranties and Miscellaneous Documents. An Assumption of Contracts, Permits and Warranties, if any, assuming Seller’s obligations under such documents.
 - 4.2.3 IRS Form. A Designation Agreement designating the “reporting person” for purposes of completing IRS Form 1099 and, if applicable, IRS Form 8594.
 - 4.2.4 Sales Disclosure Form. An Indiana sales disclosure form.
 - 4.2.5 Other Documents. All other documents reasonably determined by Seller or Title Company to be necessary to complete the transaction contemplated by this Agreement.
- 5. Allocation of Costs. Seller and Buyer agree to the following allocation of costs regarding this Agreement:
 - 5.1 Title Insurance and Closing Fee. If the Buyer desires title insurance, the Buyer shall be solely responsible for arranging for the procurement of such insurance, and for the payment of all premiums and fees associated with such title insurance, including any and all closing fees or charges imposed by the title company or Buyer’s financial institution.
 - 5.2 Taxes and Assessments. The Property being conveyed is owned by a governmental entity and is exempt from real property taxes. The Seller shall assume no responsibility or liability for any real property taxes or other assessments from which it is statutorily exempt. Buyer shall be solely responsible for, and indemnify Seller against, any and all taxes assessed with respect to the Property on or after Closing.
 - 5.3 Utilities. Seller shall either ensure any utility service to the Real Property is disconnected as of the Closing Date or shall cooperate with Seller in having such utility services

transferred to Seller's account. All contracts relating to operating or servicing the Property shall be canceled as of the Closing Date.

- 5.4 Attorney's Fees. Each of the parties will pay its own attorney's fees.
6. Evidence of Title. Seller shall, at its expense, within ten (10) days after the date of this Agreement, furnish to Buyer a copy of the deed by which the Seller obtained and otherwise holds title. Seller will cooperate with the Buyer or its title company in clarifying or resolving any perceived deficiencies or clouds in the title, but shall not be required to incur any expense beyond commitment of the time of the Seller. If such issues cannot be resolved to Buyer's satisfaction, Buyer may terminate this Agreement, and the Earnest Money, if any, shall be returned.
7. Maintenance of the Real Property Prior to Closing. During the period from the date of Seller's acceptance of this Agreement to the Closing Date, Seller shall maintain the Real Property in a reasonably prudent manner. Seller shall execute no contracts, leases or other agreements regarding the Property between the date hereof and the Date of Closing that are not terminable on or before the Closing Date, without the prior written consent of Buyer, which consent may be withheld by Buyer at its sole discretion.
8. Representations by Seller. Seller represents to Buyer as follows based upon information and belief:
- 8.1 Existence; Authority. Seller has the requisite power and authority to enter into and perform this Agreement and to execute and deliver Seller's Closing Documents; such documents have been duly authorized by all necessary action.
- 8.2 Contracts. Seller has made available to Buyer a correct and complete copy of any Contract and its amendments which will survive a closing hereunder, if any.
- 8.3 Operations. Seller has received no written notice of actual or threatened cancellation or suspension of any utility services for any portion of the Real Property. Seller has received no written notice of actual or threatened special assessments or reassessments of the Real Property.
- 8.4 Litigation. To Seller's knowledge, there is no litigation or proceeding pending or threatened against or relating to the Real Property, nor does Seller know of or have reasonable grounds to know of any basis for any such action or claim.
- 8.5 Liens. To Seller's knowledge, there are no liens or encumbrances against the Real Property that will remain after the Closing.
- 8.6 FIRPTA. Seller is not a "foreign person", "foreign partnership", "foreign trust" or "foreign estate", as those terms are defined in Section 1445 of the Internal Revenue Code.
- 8.7 Physical Condition. Seller makes no representation or warranty concerning the physical condition of the Property and puts Buyer to the obligation to satisfy itself.
9. Casualty; Condemnation. If all or any part of the Property is materially damaged by fire, casualty, the elements or any other cause, Seller shall immediately give notice to Buyer, and Buyer shall have the right to terminate this Agreement and receive back all Earnest Money by giving notice within thirty (30) days after Seller's notice. If eminent domain proceedings are threatened or commenced against all or any part of the Property, Seller shall immediately give notice to Buyer, and Buyer shall have the right to terminate this Agreement and receive back all Earnest Money by giving notice within thirty (30) days after Seller's notice. Termination of this Agreement and return of all Earnest Money are Seller's sole remedies.
10. Broker's Commission. Buyer is exclusively represented by _____, of _____ and Seller is not represented by a real estate agent or broker. Buyer and Seller represent to each other that

there are no express or implied warranties regarding the Property. The Buyer before entering into the Agreement has examined the Property as fully as he desired and there is no warranty with regard to defects which an examination ought in the circumstances to have revealed to him. Buyer shall acquire the Property subject to all laws imposed upon the Property by any governmental or quasi-governmental authority having jurisdiction thereof. Buyer represents and warrants to Seller that Buyer has not relied, and will not rely, upon the representation or statement, or the failure to make any representation or statement, by Seller or Seller's agents, employees or by any person acting or purporting to act on the behalf of Seller with respect to the physical condition of the Property. Buyer also represents and warrants a) neither it nor its principal(s) is presently in arrears in payment of taxes, permit fees or other statutory, regulatory or judicially required payments or reports to the State of Indiana; b) it has no current, pending or outstanding criminal, civil, or enforcement actions initiated by any governmental entity within the State of Indiana; and c) it nor its agents does not owe delinquent taxes, special assessments, penalties, interest, or costs directly attributable to a prior tax sale on a tract of real property listed under Ind. Code § 6-1.1-24-1

15. Compliance with Telephone Privacy. Pursuant to Ind. Code § 5-22-3-7:

(1) the Buyer and any principals of the Buyer certify that (A) the Buyer, except for de minimis and nonsystematic violations, has not violated the terms of (i) § 24-4.7 [Telephone Solicitation Of Consumers], (ii) § 24-5-12 [Telephone Solicitations] , or (iii) § 24-5-14 [Regulation of Automatic Dialing Machines] in the previous three hundred sixty-five (365) days, even if § 24-4.7 is preempted by federal law; and (B) the Buyer will not violate the terms of § 24-4.7 for the duration of the Contract, even if § 24-4.7 is preempted by federal law.

(2) The Buyer and any principals of the Buyer certify that an affiliate or principal of the Buyer and any agent acting on behalf of the Buyer or on behalf of an affiliate or principal of the Buyer (A) except for de minimis and nonsystematic violations, has not violated the terms of § 24-4.7 in the previous three hundred sixty-five (365) days, even if § 24-4.7 is preempted by federal law; and (B) will not violate the terms of § 24-4.7 for the duration of the Contract, even if § 24-4.7 is preempted by federal law.

16. Withdrawal of Offer. This Agreement shall be deemed to be withdrawn, unless accepted in writing by Seller, after ten (10) business days of delivery to Seller. In the event of a withdrawal under this section, Buyer shall be entitled the return of the Earnest Money.

17. Additional terms.

18. Non-Collusion and Acceptance. The undersigned attests, subject to the penalties for perjury, that he/she is the Buyer, or that he/she is the properly authorized representative, agent, member or officer of the Buyer, that he/she has not, nor has any other member, employee, representative, agent or officer of the Buyer, directly or indirectly, to the best of the undersigned's knowledge, entered into or offered to enter into any combination, collusion or agreement to receive or pay, and that he/she has not received or paid any sum of money or other consideration for the execution of this Agreement other than that which appears upon the face of this Agreement.

In Witness Whereof, Buyer and the Seller have, through their duly authorized representatives, entered into this Agreement . The parties, having read and understood the foregoing terms, do by their respective signatures dated below hereby agree to the terms thereof.

BUYER:

By _____

its _____

SELLER:

MSD of Wayne Township

By _____

its _____

EXHIBIT A
Legal Description

