

LYNDA BAKER REAL ESTATE®



SALES AGREEMENT

Received from Eli Kaufman and Paul Lawn Date 10/18/16
Residing at 52 Mayflower Hill Drive, Waterville, ME 04901
Home Phone (207) 505-2172 ^{email} Bus. Phone growseed@yahoo.com
The Sum of Two hundred and seventy-five thousand dollars \$ 275,000
On account of the purchase of premises known as 22 W. Shore Road, Huntington, NY 11743

Purchaser agrees to pay price of Two hundred and seventy-five thousand \$ 275,000
On signing more formal contract (including above amounts) \$ 25,000
Subject to a first mortgage of \$ 175,000
Balance to be paid on taking title on or about _____ 20 _____ \$ 75,000
TOTAL \$ 275,000

Seller to deliver possession of premises on closing of title.
(Seller recognizes the undersigned broker as the sole broker herein)

Contract shall take place at attorney's office in 10 days on 10/31/16
on _____ day of _____, 20____ M.

Remarks * Buyer does not want engineer inspection as contingent to purchase house.
* House sold "AS IS."

ATTORNEY FOR SELLER Herbert Haas Telephone (81) 271-0900
ADDRESS 34 Dewey Street, Huntington, NY 11743
ATTORNEY FOR PURCHASER Amy Haber, Esq. Telephone (516) 342-5566
ADDRESS 180 Froehlich Farm Blvd, Woodbury, NY 11797

COMPLETE AGREEMENT

Buyer and Seller acknowledge and agree that no representations, warranties or agreements have been made with respect to the premises or the purchase price hereof other than those set forth in the agreement. Buyer and Seller further agree that this agreement cannot be changed or modified in any way except by writing signed by both buyer and seller.

LEAD PAINT DISCLOSURE CONTINGENCY

This agreement obligates the parties to sell and purchase the real property described herein if as and when the purchaser has received the Lead Paint Hazard Disclosures required by the Residential Lead Based Paint Hazard Reduction Act of 1992 and the purchaser and seller have agreed to perform under the terms hereof any other terms and conditions subsequently negotiated.

SUBJECT TO OWNER'S APPROVAL.
APPROVED AND ACCEPTED.

Owner
Leonard Blagman
Print Name

Owner
Print Name

by Rachel Sinanan

Elishava Kaufman
Purchaser

Eli Kaufman
Print Name

Paul Lawn
Purchaser

Paul Lawn
Print Name

NASSAU *tel. 516.433.4110 *fax. 516.433.2910 (516) 655-7007 Cell (Rachel)
SUFFOLK *tel. 631.424.3339 *fax. 631.424.3583