

Form # 2043

07/25

## SPECIAL SALE CONTRACT

DATE: \_\_\_\_\_

**Note: This contract does not have many clauses protecting Buyers included in the Residential Sale Contract, Form #2090. It should normally be used only for the sale of property without provision for building, termite, environmental, gas, municipal, insurability, and other inspections. Regardless of whether Seller's Disclosure Form is to be provided, Seller is still obligated to comply with Federal and State laws which require disclosure of certain defects, hazardous conditions and adverse material facts.**

### 1. PARTIES AND PROPERTY.

\_\_\_\_\_, Buyer(s), agrees to purchase from the undersigned Seller, the following real property in the municipality of (if incorporated), Bridgeton, County of St. Louis, Missouri (legal description on Seller's title to govern) being all the real property Seller owns at said address: 11353 Old Saint Charles Rd, Bridgeton, MO 63044.

### 2. INCLUSIONS AND EXCLUSIONS.

The purchase price includes all existing improvements on the property (if any) and appurtenances, fixtures and equipment (which Seller guarantees to own free and clear) including:

**Note: To avoid any misunderstanding, the parties are urged to list as "included" or "excluded" any items which may be subject to question or unclear as to being considered a "fixture" such as electronic equipment. The purchase price includes all existing improvements on the property (if any) and appurtenances, fixtures and equipment (which Seller guarantees to own free and clear) including:**

In addition, the following items are included: \_\_\_\_\_

The following items are excluded: \_\_\_\_\_

### 3. PURCHASE PRICE/CONCESSIONS/EARNEST MONEY

\$ \_\_\_\_\_ is the total purchase price.

\$ 0.00 AND \_\_\_\_\_ % of purchase price (\$0 if none stated) shall be credited by Seller at Closing towards Buyer's closing costs, prepaids, points, Buyer's Broker compensation, and other fees allowed by lender.

\$ 3,000.00 earnest money (\$0 if none stated) (**check one**) ☐ received for delivery to **OR** ☒ to be delivered to M&I Title Company escrow agent within \_\_\_\_\_ days (5 days if none stated) after "Acceptance Deadline" date. Buyer's Broker to be escrow agent if none specified above.

\$ 0.00 additional earnest money (\$0 if none stated) to be delivered to escrow agent within \_\_\_\_\_ days after the "Acceptance Deadline" date (15 days if none stated) or \_\_\_\_\_.

☐ Buyer is requesting Seller to pay compensation to Buyer's Broker at Closing per the terms of the attached "Broker Compensation Rider" (Form #2109) and/or other compensation agreement. This is in addition to any credit at Closing listed above.

Total purchase price, including any adjustments set forth in this contract, less, any amount of Seller financing or of Seller's loan being assumed as stipulated in this contract, if applicable, is to be paid at Closing, by cashier's check, wire transfer or any form acceptable to closing agent.

### 4. METHOD OF FINANCING.

☐ **Not Contingent Upon Financing.** This contract is not contingent upon financing; however, Buyer reserves the right to finance any portion of the purchase price.

☐ **Contingent Upon Financing.** Buyer agrees to do all things necessary, including, but not limited to the execution of a loan application and other instruments, the payment to the lender of the credit report, appraisal and any other required fees, and to otherwise cooperate fully in order to obtain the financing described below. If Buyer does not deliver written notice, provided by Buyer's lender, to Seller or Listing Broker, of Buyer's inability to obtain a loan approval on the terms described below on

or before 12/26/2025 (or 30 days after the "Acceptance Deadline" date if none stated) (the Loan Contingency Date) then this condition shall be deemed waived and Buyer's performance under this contract shall thereafter not be conditioned upon Buyer's obtaining financing. If lender will not give Buyer such written notice then Buyer may directly notify Seller or Listing Broker (on or before the Loan Contingency Date) by providing a notarized affidavit that Buyer has complied with all of the terms of this paragraph and that despite request, Buyer was unable to obtain such written notice from lender. If Buyer has complied with the terms of this paragraph and has timely provided written notice to Seller or Listing Broker of Buyer's inability to obtain the loan approval, then this contract shall be terminated with earnest money to be returned to Buyer, subject to paragraph 12.

**Note: If Loan Contingency Date passes without written notice as outlined above, Buyer remains obligated under this contract. Therefore, Buyer should be certain that he will have the funds to close. If Buyer's performance under this contract is to be independently conditioned upon the property appraising at a specified value, then Buyer should complete and attach to this contract an appropriate appraisal rider.**

Loan amount: \_\_\_\_\_ % of the purchase price **OR** \$ \_\_\_\_\_

Initial interest rate not to exceed: \_\_\_\_\_ %. Amortization term: \_\_\_\_\_ years

Other terms (none if blank): \_\_\_\_\_

LOAN TYPE: (Check applicable) ☐ Conventional ☐ FHA ☐ VA ☐ Other: \_\_\_\_\_

RATE TYPE: (Check applicable) ☐ Fixed Rate ☐ Adjustable Rate ☐ Other: \_\_\_\_\_

## 5. CLOSING AND POSSESSION.

**Note: All parties are encouraged to use the same title company to reduce risk. If Seller does not close at the same title company as Buyer, or Seller's choice of title company does not have a common underwriter with Buyer's title company, then Seller will be required to sign a Notice of Closing or Settlement Risk acknowledging that their settlement funds are not protected by the title insurance underwriter.**

The "Closing" is the exchange of the Seller's deed for the total purchase price. Seller shall be deemed to have received funds when funds are received by Seller or Seller's title company. The Closing of this sale shall take place on 12/30/25

or any other date that both parties agree in writing. Buyer will close at M&I Title Company, the title company which provides title insurance. Regardless of who closes for Buyer, Seller may close at the title company of choice. Title will pass when the sale is closed. Seller to deliver possession of the property and keys to Buyer no later than (check one only): ☐ Closing **OR** ☒ 3:00p m (time) of 12/30/2025

(date) **but in no event prior to Closing as defined above. All parties agree to sign Closing documents at a time that facilitates this possession. Note: If possession is to be delivered on a day other than Closing, as defined above, parties should complete the appropriate rider.** Deed as directed by Buyer. Except for tenants lawfully in possession, Seller warrants that the property will be vacant and free of personal property (except as otherwise provided herein) and debris, at time of possession and delivered to Buyer in its same condition (together with any improvements or repairs required by this contract), ordinary wear and tear excepted, as it was on the date of this contract. Buyers should change locks and codes following possession. Buyer and Seller authorize title company and/or Closing agent to release to broker(s) signed copies of the Closing statements. **Note: Parties are cautioned to always call to confirm instructions before sending any funds via wire transfer.**

## 6. TITLE AND SURVEY.

Seller shall transfer title to Buyer by general warranty deed (or fiduciary deed, where applicable), subject to the following: a) zoning regulations; b) leases and occupancy of tenants existing on the date contract is executed by Buyer and disclosed to Buyer in writing before execution of contract by Buyer; c) general taxes payable in the current year and thereafter; d) any lien or encumbrance created by or assumed by Buyer in writing or any easement accepted by Buyer in writing; e) subdivision, use and other restrictions, rights of way and utility easements, all of record, which do not adversely affect the use of the property as it exists for residential purposes at the time of the contract.

**Check applicable box (whether "Seller to Order, Provide and Purchase Title" or "Buyer to Order, Provide and Purchase Title").**

☐ **Seller to Order, Provide and Purchase Title. Note: Any Seller paid title costs set forth below are in addition to any Seller paid costs in Paragraph 3.**

Not later than \_\_\_\_\_ days (5 days if none stated) after the "Acceptance Deadline" date, Seller will order a commitment for title insurance to be provided to the Buyer for both an Owner's policy of title insurance and for a lender's policy of title insurance (if required by lender) in the latest ALTA form including mechanics lien coverage from the title company selected in paragraph 5. Seller and Buyer authorize and direct the title company to furnish this commitment to the Buyer's Broker and Listing Broker. Seller shall pay for the title insurance (including title premium and title service charges), at Closing, at a cost not to exceed \$ \_\_\_\_\_. Buyer to pay title cost exceeding this amount.

☒ **Buyer to Order, Provide and Purchase Title.**

Buyer may, at Buyer's option and expense, order a title examination and commitment to issue an Owner's and/or lender's policy of title insurance in the latest ALTA form including mechanics lien coverage from the title company specified in paragraph 5.

**Note: This should be ordered promptly after contract acceptance in order to allow sufficient time to obtain and review documents, and, if necessary, object to defects that may be discovered.**

Buyer may, at Buyer's option and expense, order a Boundary Survey and Improvement Location ("stake survey") or a Surveyor's Real Property Report (SRPR) of the property to determine if there are any defects, encroachments, overlaps, boundary line or acreage discrepancies, or other matters that would be disclosed on a survey.

**Note: A "stake survey" is generally required in order to obtain full survey coverage in an Owner's policy of title insurance. A SRPR may or may not disclose all of the defects involving such matters as encroachments, overlaps, boundary line or acreage discrepancies.**

If any defects are discovered as a result of the title examination, title commitment, or the survey, and if Buyer chooses to act on this contingency, Buyer shall within 10 days (25 days if none stated) after the "Acceptance Deadline" date, furnish a copy of the document evidencing the defect to Seller or Listing Broker stating, in writing, any title or survey defects that are 1) unacceptable to Buyer; 2) not listed above; and 3) adversely affect the use of the property as it exists for residential purposes at the time of the contract. Failure by Seller or Listing Broker to receive such objections to title or survey within such time will constitute a waiver by Buyer of any objections to the title so long as Buyer is able to obtain at Closing, an Owner's title insurance policy in the latest ALTA form including mechanics lien coverage. If Buyer does timely object to any title or survey defects, Seller has five (5) days from receipt of Buyer's notice of objection by Seller or Listing Broker, to agree in writing to correct the defects prior to Closing at Seller's expense. If Seller does not so agree, this contract is terminated unless Buyer, within two (2) additional days, agrees in writing to accept the title and survey "as is". If the contract is terminated in accordance with the provisions of this paragraph, Buyer's earnest money is to be returned, subject to paragraph 12 and Seller agrees to reimburse Buyer's cost to pay for title, survey, inspection(s) and appraisal. Seller shall be responsible for clearing any defects that arise between the date of the contract acceptance and Closing.

**Note: Easements, subdivision indentures, and government regulations may affect Buyer's intended use of the property. Construction of improvements (for example: a room addition, fence or swimming pool), non-residential use of the property (for example: use of a room for a business), or the right to keep certain vehicles or animals on the property, all may be affected. Buyer is advised to review all easements, government regulations, and subdivision indentures before making an offer to purchase the property if he plans these or similar uses. If Buyer requires assistance in reviewing easements, surveys, indentures, or other matters affecting title or use of the property, Buyer should consult an attorney.**

## 7. FRANCHISE DISCLOSURE.

Although one or more of the Brokers may be a member of a franchise, the franchisor is not responsible for the acts of said Broker(s).

## 8. ADJUSTMENTS AND CLOSING COSTS.

Adjustments, charges, and Closing costs are agreed to be paid by the parties (subject to Rider #2135fha or #2135va and current FHA and VA regulations) as follows:

### **Buyer shall pay for (where applicable):**

- hazard insurance premium(s) and flood insurance premium, if required by lender;
- survey and title company charges (for example: Closing, recording, escrow, wire and closing protection letter fees) customarily paid by Buyer, subject to paragraph 6;
- any charges imposed by lender (for example: appraisal and credit report fees, loan discount points, loan origination fees, funding fees, and other loan expenses), unless specifically agreed to be paid by Seller;
- building, termite, and environmental inspections;
- the fair market value of any heating oil or propane gas in tank(s) on the property at Closing, based on supplier's current charges;
- real estate compensation to broker per separate written agreement;
- municipal occupancy permit; and
- agreed upon repairs.

### **Seller shall pay for (where applicable):**

- existing loans on property (if not assumed by Buyer);
- any expenses of Buyer's loan agreed to in paragraph 3;
- title company charges (for example: Closing, release, escrow, wire and closing protection letter fees) customarily paid by Seller, subject to paragraph 6;
- special taxes and special assessments levied before Closing; and
- real estate compensation to broker per separate written agreement and/or the applicable terms in this Contract; and
- agreed upon repairs.

**Buyer and Seller shall have prorated and adjusted between them on the basis of thirty (30) days to the month as of the date of Closing (Seller to pay for last day):**

- current rents whether collected or not by Seller (Seller to receive rent for day of Closing); rents which are delinquent over thirty (30) days to be collected by Seller and not adjusted;
- general taxes (based on assessment and rate for current year, if both are available, otherwise based on previous year);
- district improvement assessments for current year; Buyer to pay thereafter;
- subdivision upkeep assessments and monthly condominium fee;
- interest (when Buyer assumes existing loan); and
- flat rate utility charges (including water, sewer, and trash).

159 **9. LOSS.**

160 Risk of loss to the improvements of the property shall be borne by the Seller until title is transferred. If any improvements covered  
161 by this contract are damaged or destroyed, Seller shall immediately notify Buyer or Buyer's Broker in writing of the damage or  
162 destruction, the amount of insurance proceeds payable, if any, and whether Seller intends to restore the property prior to Closing,  
163 to its condition at the time of the contract. In the event Seller restores the property to its prior condition before scheduled Closing,  
164 and provides Buyer with proof of the repairs, Buyer and Seller shall proceed with Closing. In the event the property is not to be  
165 restored to its prior condition by the Seller before Closing, Seller shall immediately provide Buyer or Buyer's Broker with a copy  
166 of any policies of insurance, the name and number of the agent for each of said policies, and written authorization (if needed) for  
167 Buyer to communicate with the insurer. Buyer may either a) proceed with Closing and be entitled to the amount of insurance  
168 proceeds relating to real property improvements, if any, payable to Seller under all policies insuring the improvements plus receive  
169 a credit from the Seller at Closing in an amount equal to the deductible not covered by insurance, or b) terminate the contract,  
170 thereby releasing all parties from liability hereunder. If all of the aforementioned insurance information is received by the Buyer  
171 or Buyer's Broker more than ten (10) days prior to the scheduled Closing date, Buyer is to give written notification to Seller or  
172 Listing Broker as to his election of (a) or (b) above within ten (10) days after the Buyer or Buyer's Broker's receipt of such  
173 information; and if not received by Buyer or Buyer's Broker more than ten (10) days prior to the scheduled Closing date, Buyer  
174 may, at Buyer's option and by written notice to Seller or Listing Broker, extend the Closing date up to ten (10) days, during which  
175 time Buyer may make his election as to (a) or (b) above. Failure by Buyer to notify Seller shall constitute an election to terminate  
176 the contract. If the contract is terminated in accordance with the provisions of this paragraph, Buyer's earnest money is to be  
177 returned, subject to paragraph 12. Seller agrees to reimburse Buyer's cost to pay for title, survey, inspection(s) and appraisal.

178 **10. ASSIGNABILITY OF CONTRACT.**

179 This contract is assignable by Buyer, but not without the written consent of Seller if: a) Seller is taking back a note and deed of  
180 trust as part of the purchase price, or b) Buyer is assuming the existing note. Assignment does not relieve the parties from their  
181 obligations under this contract.

182 **11. MISCELLANEOUS PROVISIONS.**

183 Time is of the essence in the performance of the obligations of the parties. All references to a specified time shall mean Central  
184 Time. This contract shall be binding on and for the benefit of the parties and their respective heirs, personal representatives,  
185 executors, administrators or assigns. This contract shall be considered a contract for the sale of real property and shall be construed  
186 in accordance with the laws of the State of Missouri. This contract constitutes the entire agreement between the parties hereto and  
187 there are no other understandings, written or oral, relating to the subject matter hereof. The contract may not be changed, modified  
188 or amended, in whole or in part, except in writing signed by all parties.

189 **12. EARNEST MONEY.**

190 Buyer and Seller agree that the earnest money received by the escrow agent in connection with this contract shall be deposited  
191 within ten (10) banking days after the "Acceptance Deadline" date. Additional earnest money, if applicable, is to be deposited by  
192 escrow agent within ten (10) banking days after receipt. Any earnest money received within ten (10) banking days prior to the  
193 scheduled Closing date, shall be in the form of a cashier's check or any other form acceptable to the escrow agent. If sale is closed,  
194 earnest money to apply to the purchase. If any earnest money is being returned to Buyer, Buyer agrees that any expenses for  
195 services requested by Buyer may be withheld by escrow agent and paid to the applicable service provider(s). In the event of a  
196 dispute over any earnest money held by the escrow agent, the escrow agent shall continue to hold said deposit in its escrow account  
197 until: 1) escrow agent has a written release from all parties consenting to its disposition; or 2) until a civil action is filed to determine  
198 its disposition (at which time payment may be made into court, and in such event, court costs and escrow agent's attorney fees  
199 will be paid from earnest money); or 3) until a final court judgment mandates its disposition; or 4) as may be required by applicable  
200 law. The parties specifically acknowledge and agree that whenever ownership of the earnest money or any other escrowed funds,  
201 received by a Missouri licensed real estate broker, is in dispute between the parties, said broker is required by Missouri Statute,  
202 Section 339.105.4 RSMo to report and deliver the monies to the State Treasurer within 365 days of the initial projected Closing  
203 date. Broker shall not report and deliver any such monies to the State Treasurer until at least sixty (60) days after the initial  
204 projected Closing date.

205 **Note: An escrow agent who is not a licensed real estate broker is not bound by Missouri statutes and regulations which**  
206 **apply to earnest money deposits. If the escrow agent is not a licensed broker, the parties are urged to have the escrow agent**  
207 **agree in writing to be bound by the provisions of this contract before being named as the escrow agent.**

208 **13. REMEDIES.**

209 If either party defaults in the performance of any obligation of this contract, the party claiming a default shall notify the other party  
210 in writing of the nature of the default and his election of remedy. The notifying party may, but is not required to, provide the  
211 defaulting party with a deadline for curing the default. If the default is by Buyer, Seller may either accept the earnest money as  
212 liquidated damages and release Buyer from the contract (in lieu of making any claim in court), or may pursue any remedy at law  
213 or in equity. If Seller accepts the earnest money, it shall be divided as follows: expenses of broker and Seller in this transaction will

214 be reimbursed, and balance to go one-half to Seller, and one-half divided equally between Listing Broker and Buyer's Broker (if  
215 working as subagent of Seller) in lieu of commission on this contract. If the default is by Seller, Buyer may either release Seller from  
216 liability upon Seller's release of the earnest money and reimbursement to Buyer for all direct costs and expenses, as specified in  
217 Buyer's notice of default (in lieu of making any claim in court), or may pursue any remedy at law and in equity, including enforcement  
218 of sale. Buyer's release of Seller does not relieve Seller of his liability to brokers under the listing contract. In the event of litigation  
219 between the parties, the prevailing party shall recover, in addition to damages or equitable relief, the cost of litigation including  
220 reasonable attorney's fee. This provision shall survive Closing and delivery of Seller's deed to Buyer.

221 **14. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA).**

222 Seller represents that it is not a foreign person as described in the Foreign Investment in Real Property Tax Act [26 U.S.C §1445]  
223 and agrees to deliver a certificate at Closing to that effect which contains Seller's tax ID number or Green Card.

224 **15. CONSTRUCTION.**

225 Words and phrases shall be construed as in the singular or plural number, and as masculine, feminine or gender neutral, according  
226 to the context. When the term "Listing Broker" is used, it refers to one of the following: a) a broker working for the Seller under  
227 an agency listing contract; or b) a broker assisting the Seller as a transaction broker, whichever is appropriate. When the term  
228 "Buyer's Broker" is used, it refers to one of the following: a) a broker working for the Buyer under a buyer's agency agreement;  
229 b) a broker assisting the Buyer as a subagent of the Seller; or c) a broker assisting the Buyer as a transaction broker, whichever is  
230 appropriate. The term "broker" shall include the broker's affiliated licensees (referred to as "salespeople"). Listing Broker and  
231 Buyer's Broker may be referred to collectively as "Broker" or "Brokers." **With the exception of the term "banking days" as**  
232 **used in paragraph 12, a day is defined as a 24-hour calendar day, seven (7) days per week.**

233 **16. FLOOD PLAIN.**

234 Buyer may terminate this contract if any portion of the property is located in a designated 100-year flood plain unless disclosed to  
235 Buyer in writing prior to contract. If terminated, earnest money to be returned to Buyer, subject to paragraph 12. Failure by Buyer  
236 to terminate within 10 days of actual knowledge of 100-year flood plain, or by Closing, whichever occurs first, shall be deemed a  
237 waiver by Buyer of this contingency.

238 **17. ACCESS, FINAL WALK-THROUGH AND UTILITIES.**

239 Upon reasonable advance notice to Seller or Listing Broker, Seller agrees to provide access for appraiser(s) and other professionals  
240 as may be provided for in the contract or required by Buyer's lender or insurer. Buyer and Buyer's Broker may be present. Seller  
241 grants Buyer and Buyer's Broker the right to enter and walk-through the property and the right to have utilities turned on or  
242 transferred, at Buyer's expense, within four (4) days prior to Closing. This right is for the Buyer to see that the property is in the  
243 same condition, ordinary wear and tear excepted, as it was on the date of this contract. The Closing does not relieve Seller of his  
244 obligation to complete improvements and repairs required by this contract.

245 **18. SPECIAL AGREEMENTS.**

246 Special agreements and Riders between Buyer and Seller forming a part of this contract: \_\_\_\_\_  
247 \_\_\_\_\_  
248 \_\_\_\_\_  
249 \_\_\_\_\_  
250 \_\_\_\_\_  
251 \_\_\_\_\_  
252 \_\_\_\_\_

- 253 ☐ Special Sale Inspection Rider (Form #2184) ☐ Short Sale Rider to the Sale Contract (Form #2176)
- 254 ☒ Other # 2046 ☒ Other # Buyers Premium Rider
- 255 ☐ Broker Compensation Rider (Form #2109)

256 **19. SQUARE FOOTAGE AND LOT SIZE DISCLOSURE.**

257 Broker is not an expert in measuring and does not measure the total square footage or lot size of the property, To the extent that  
258 Broker provides or shares information about the property, the information comes from one or more other sources, is only an  
259 approximation and is not verified by Broker. There may be differing standards used in Missouri for measuring total square footage  
260 of property, and the available information about total square footage can vary depending upon the source, the measurement  
261 standard that was used and the date of measurement. One source for total square footage is public information from the county  
262 assessor's office, but the county assessor's office does not warrant the accuracy of the information and neither does Broker. If you  
263 wish to have verifiable and accurate information about the total square footage of the property, you should retain a qualified  
264 professional appraiser to measure the property according to the measurement standard that the appraiser deems appropriate. The

price per square foot for any property is a calculation based upon, among other things, total square footage, so price per square foot also is only an approximation and is subject to the same uncertainties and limitations described in this paragraph. If you wish to have verifiable and accurate information on lot size you should retain a licensed surveyor.

**20. SELLER'S DISCLOSURE STATEMENT. (Check one)**

- ☐ Buyer confirms that before signing this offer to purchase, Buyer has read a copy of the Seller's Disclosure Statement for this property. The Seller's Disclosure Statement is not a substitute for any inspection that Buyer may wish to obtain. Buyer is advised to address any concerns Buyer may have about information in the statement by use of contingencies in the contract.
- ☐ Seller agrees to provide Buyer with a Seller's Disclosure Statement within one (1) day after the "Acceptance Deadline" date. Buyer shall have three (3) days after the "Acceptance Deadline" date to review said statements and to declare in writing that the contract is terminated and the earnest money is to be returned to Buyer, subject to paragraph 12. Otherwise, this contingency shall be deemed as waived by Buyer.
- ☒ No Seller's Disclosure Statement will be provided by Seller.  
By his signature, Seller confirms that the information in the Seller's Disclosure Statement is accurate as of the date of this contract. Seller will fully and promptly disclose in writing any new material information pertaining to the property that is discovered at any time prior to Closing. Seller states that if Seller knows or should have known that the property was a lab, production or storage site for methamphetamine, or was the residence of a person convicted of crimes related to methamphetamine, Seller will attach a written explanation.

**Note: The Seller's Disclosure Statement is not in any way incorporated into the terms of this contract.**

**21. RELATIONSHIPS AND COMMUNICATION DISCLOSURES.**

Buyer and Seller confirm that disclosure of the licensee's relationship was made no later than the first showing of the property, upon first contact, or immediately upon the occurrence of a change to the relationship.

**Note: Under MREC Rules and Regulations, one box must be checked in each of the following two sections by the Licensee assisting Buyer.**

**Licensee assisting Seller is a: (Check appropriate box)**

- ☐ Seller's Agent: Licensee is acting on behalf of the Seller.
- ☐ Buyer's Agent: Licensee is acting on behalf of the Buyer.
- ☐ Dual Agent: Licensee is acting on behalf of both Seller and Buyer.
- ☒ Designated Agent: Licensee has been designated to act on behalf of the Seller.
- ☐ Transaction Broker Assisting Seller: Licensee is not acting on behalf of either Seller or Buyer.

**Licensee Personal Interest Disclosure: (Complete only if applicable)**

\_\_\_\_\_(insert name of licensee) is a real estate broker or salesperson licensed in the state of \_\_\_\_\_ and is (Check one or more, as applicable)

- ☐ a party to this transaction; ☐ a principal of and/or has a direct or indirect ownership interest with ☐ Seller ☐ Buyer; and/or
- ☐ an immediate family member of ☐ Seller ☐ Buyer ☐ Other Specify: \_\_\_\_\_

**Licensee assisting Buyer is a: (Check appropriate box)**

- ☐ Buyer's Agent: Licensee is acting on behalf of the Buyer.
- ☐ Seller's Agent: Licensee is acting on behalf of the Seller.
- ☐ Dual Agent: Licensee is acting on behalf of both Buyer and Seller.
- ☐ Designated Agent: Licensee has been designated to act on behalf of the Buyer.
- ☐ Transaction Broker Assisting Buyer: Licensee is not acting on behalf of either Buyer or Seller.
- ☐ Subagent of Seller: Licensee is acting on behalf of the Seller.

**Licensee Personal Interest Disclosure: (Complete only if applicable)**

\_\_\_\_\_(insert name of licensee) is a real estate broker or salesperson licensed in the state of \_\_\_\_\_ and is (Check one or more, as applicable)

- ☐ a party to this transaction; ☐ a principal of and/or has a direct or indirect ownership interest with ☐ Seller ☐ Buyer; and/or
- ☐ an immediate family member of ☐ Seller ☐ Buyer ☐ Other Specify: \_\_\_\_\_

**Sources of compensation to Broker(s), including compensation and/or other amounts:**

- ☐ Seller ☒ Buyer

If Seller has authorized the payment of compensation by Seller to Buyer's Broker, Seller agrees to pay the amount listed in the attached Broker Compensation Rider (Form #2109) and/or other compensation agreement. The amount of compensation paid by the Seller to the Buyer's Broker shall be credited to the compensation Buyer is obligated to pay Buyer's Broker. In no event shall Buyer's Broker collect more compensation than what Buyer's Broker agreed to receive in its representation agreement with Buyer.

Seller and Buyer agree that their Brokers are third-party beneficiaries under this contract.

318 Buyer and Seller acknowledge that they have received and read the Missouri Real Estate Commission Broker Disclosure Form.  
319 By signing below, the licensees confirm making disclosure of the brokerage relationship to the appropriate parties.  
320 All Parties agree that this transaction can be conducted by electronic/digital signatures, according to the Uniform Electronic  
321 Transaction Act as adopted by the state of Missouri.

322 MORE, REALTORS  
323 Brokerage Firm Name Assisting Buyer Brokerage Firm Name Assisting Seller  
324 Broker's Firm State License ID#: Broker's Firm State License ID#: 2000174929  
325 By (Signature): By (Signature):  
326 Printed Name: Printed Name: Terry L Peterson  
327 Licensee State License ID#: Licensee State License ID#: 2006018637  
328 Date: MLS ID: Date: MLS ID: TEPETERS  
329 OFFER to be accepted by Seller by: m of

330 BUYER SIGNATURE DATE BUYER SIGNATURE DATE  
331 Buyer Printed Name Buyer Printed Name  
332 ☐ Check box to indicate if Buyer is using Additional Signature Rider Form 2051, at which case, an additional signature page is required  
333 for each separate rider, addendum, amendment, or other related document.  
334  
335  
336  
337

338 **SELLER ACCEPTS THE TERMS SET FORTH IN THIS CONTRACT.**

339 SELLER SIGNATURE TIME and DATE SELLER SIGNATURE TIME and DATE  
340 Joan McCormick Cheryl Frye  
341 Seller Printed Name Seller Printed Name  
342 ☐ Check box to indicate if Seller is using Additional Signature Rider Form 2051, at which case, an additional signature page is required  
343 for each separate rider, addendum, amendment, or other related document.  
344  
345  
346

347 **OR** (initials) **WE REJECT THIS OFFER AND MAKE A COUNTEROFFER.**  
348 **(use Form #2164 Sale Contract Counteroffer Form).**  
349 **OR** (initials) **WE REJECT THIS OFFER.**

350 **Note: Unless otherwise agreed in writing, "Acceptance Deadline" is defined as the date for acceptance which was provided to**  
351 **the last party whose signature resulted in a contract (even if that signature was obtained before the deadline).**  
352

Form #2046 07/25

## APPRAISAL RIDER

**Note: This form should not be used with FHA or VA Financing.**

**Note: In order to facilitate loan approval, Buyer should have the appraisal process completed by the Loan Contingency Date.**

SALE CONTRACT DATE: \_\_\_\_\_

PROPERTY: 11353 Old Saint Charles Rd, Bridgeton, MO 63044

BY AND BETWEEN: \_\_\_\_\_, Buyer(s) and  
the undersigned Seller(s).

1. If this contract **is contingent upon financing**, this contract is also contingent upon the property appraising for not less than the purchase price by an appraiser selected by Buyer's lender. If the property does not appraise for the purchase price or higher and Buyer elects to act on this contingency, Buyer shall deliver a copy of the appraisal to Seller or listing broker within two (2) days after it is available to Buyer from lender. If Seller does not agree, by written notice to Buyer or Buyer's broker, to adjust the purchase price to the appraised value within five (5) days after receipt of the appraisal by Seller or listing broker (Appraisal Negotiation Period), then Buyer, at Buyer's option, may terminate this contract, with earnest money to be returned to Buyer, subject to paragraph 12 of the Sale Contract. If Buyer intends to terminate this contract, Buyer must deliver written notice of termination to Seller or listing broker within two (2) days following the aforementioned five (5) day period (Appraisal Termination Period).

If the appraisal is not delivered to Seller or listing broker by the loan contingency date, this contingency is waived.

2. If this contract **is not contingent upon financing**, this contract is, at the option and expense of Buyer, contingent upon the property appraising for not less than the purchase price by an appraiser of Buyer's or Buyer's lender's choice, licensed by the State of Missouri. If the property does not appraise for the purchase price or higher and if Buyer elects to act on this contingency, Buyer shall deliver a copy of the appraisal to Seller or listing broker within two (2) days after it is available to Buyer, but not later than fifteen (15) days after the "Acceptance Deadline" date of this contract. If Seller does not agree, by written notice to Buyer or Buyer's broker, to adjust the purchase price to the appraised value within five (5) days after Seller's receipt of the appraisal (Appraisal Negotiation Period), then Buyer, at Buyer's option, may terminate this contract, with earnest money to be returned to Buyer, subject to paragraph 12 of the Sale Contract. If Buyer intends to terminate this contract, Buyer must deliver written notice of termination to Seller or listing broker within two (2) days following the aforementioned five (5) day period (Appraisal Termination Period).

If the appraisal is not delivered to Seller or listing broker within fifteen (15) days after the "Acceptance Deadline" date of this contract, this contingency is waived.

3. For the avoidance of doubt, the parties agree that Seller's refusal to adjust the purchase price to the appraised value before the expiration of the five (5) day "Appraisal Negotiation Period" shall not reduce such five (5) day time period or the following two (2) day "Appraisal Termination Period" for purposes of Buyer's right to terminate this contract as provided above.

4. Nothing in Section 1 and 2 above shall prevent Buyer and Seller from reaching a written negotiated price adjustment prior to the termination of the contract.

5. If the purchase price is reduced as a result of the appraisal, then the loan amount in Buyer's loan contingency shall be proportionately reduced.

\_\_\_\_\_  
BUYER SIGNATURE DATE

\_\_\_\_\_  
Buyer Printed Name

\_\_\_\_\_  
BUYER SIGNATURE DATE

\_\_\_\_\_  
Buyer Printed Name

\_\_\_\_\_  
SELLER SIGNATURE DATE

Joan McCormick  
\_\_\_\_\_  
Seller Printed Name

\_\_\_\_\_  
SELLER SIGNATURE DATE

Cheryl Frye  
\_\_\_\_\_  
Seller Printed Name



## BUYER'S PREMIUM RIDER

SALE CONTRACT DATE: \_\_\_\_\_ SALE CONTRACT #: \_\_\_\_\_

PROPERTY: 11353 Old St Charles Rd, Bridgeton, MO 63044

BY AND BETWEEN: \_\_\_\_\_, Buyer(s)  
and the Seller(s) named in the above referenced sale contract.

The following terms are incorporated into the offer made by Buyer under contract referenced herein and shall take precedence over any conflicting terms in said offer.

1. **Buyer's Premium:** In addition to the purchase price that Buyer(s) and Seller(s) agree upon under the above referenced contract or in the counter-offers thereto, the Buyer(s) shall pay a buyer's premium equal to \$5,000 % of the agreed to the aforementioned purchase price. The parties hereto agree that the Buyer's Premium shall be included in the final total purchase price for the Property.
2. **Computation of Final Purchase Price:** Pursuant to paragraph 1, the Final Purchase price under this agreement shall be computed by adding the buyer's premium, as computed above, to the purchase price agreed to by the buyer and seller in the contract referenced above to arrive at the Final Purchase Price.
3. **Execution of Amendment to Contract:** The Buyer(s) shall, within one (1) business day of receiving it from the Listing Agent, execute a contract amendment in the form shown on Exhibit A attached hereto for the sole purpose of:
  1. Changing the purchase price in the above referenced contract to the Final Purchase price as described above and computed as described;
  2. Removing this Buyer's Premium Rider from the above referenced contract as it will no longer apply but instead be replaced with the amendment.
4. **Self-Liquidating Rider:** As stated in #3 above, upon execution of the aforementioned contract amendment by Buyer(s) and Seller(s), this rider shall immediately become void and of no effect as it will have been replaced by said Sale Contract Amendment; provided, however, that the amount of the Buyer's Premium, as stated in this Rider, may be used for calculation purposes at closing and may be itemized separately from the agreed-to purchase price on the settlement statement or other closing documents.

BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SELLER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

BUYER Printed Name \_\_\_\_\_

SELLER Printed Name \_\_\_\_\_

BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SELLER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

BUYER Printed Name \_\_\_\_\_

**Cheryl Frye**  
SELLER Printed Name \_\_\_\_\_

Form # 2089

01/20

**AMENDMENT TO SALE CONTRACT**

- 1 SALE CONTRACT DATE: \_\_\_\_\_
- 2 PROPERTY: 11353 Old St Charles Rd, Bridgeton, MO 63044
- 3 BY AND BETWEEN: \_\_\_\_\_, Buyer(s)
- 4 and the undersigned Seller(s).
- 5 Buyer and Seller agree to amend the Sale Contract only as to those matters checked below:
- 6 ☐ New Closing date: \_\_\_\_\_
- 7 ☐ New Possession date (check one): ☐ Closing or ☐ \_\_\_\_\_ m (time) of \_\_\_\_\_ (date)
- 8 ☐ New Loan Contingency date: \_\_\_\_\_
- 9 ☒ New Purchase price: \$ Final Purchase Price as computed per section 2 of Buyer's Premium Rider.
- 10 ☐ New Loan Amount: \_\_\_\_\_ % of the purchase price, or \$ \_\_\_\_\_
- 11 ☐ New Interest Rate not to exceed: \_\_\_\_\_ %
- 12 ☐ New Amortization term: \_\_\_\_\_ years
- 13 ☐ New Loan type: \_\_\_\_\_ (If FHA/VA, attach form #2135fha or #2135va)
- 14 ☐ Seller agrees to pay, at Closing, a cost not to exceed \_\_\_\_\_ % of purchase price or \$ \_\_\_\_\_
- 15 (\$0 if none stated) towards Buyer's closing costs, prepaids, points and other fees allowed by lender.
- 16 ☐ New contingency deadline date: \_\_\_\_\_ Describe contingency: \_\_\_\_\_
- 17 \_\_\_\_\_
- 18 ☐ Paragraph# \_\_\_\_\_, Line# \_\_\_\_\_ or Rider# \_\_\_\_\_ is changed as follows: \_\_\_\_\_
- 19 \_\_\_\_\_
- 20 ☐ Paragraph# \_\_\_\_\_, Line# \_\_\_\_\_ or Rider# \_\_\_\_\_ is changed as follows: \_\_\_\_\_
- 21 \_\_\_\_\_
- 22 ☒ Uncheck box on line 98 (if Residential Sales contract, line 255 if Special Sales contract) removing
- 23 "Buyer's Premium Rider" from contract.
- 24 \_\_\_\_\_
- 25 \_\_\_\_\_
- 26 \_\_\_\_\_
- 27 BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SELLER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_
- 28 \_\_\_\_\_
- 29 Buyer Printed Name \_\_\_\_\_ Seller Printed Name Joan McCormick
- 30 \_\_\_\_\_
- 31 BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SELLER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_
- 32 \_\_\_\_\_
- 33 Buyer Printed Name \_\_\_\_\_ Seller Printed Name Cheryl Frye