



SUNSET RANCHES

SUNSET RANCHES
REAL PROPERTY OFFER AND SALES CONTRACT
Between Seller
Sunset Ranches Companies, L.L.C.
9400 S. Dadeland Blvd. - Suite 605 - Miami, FL 33156
www.sunsetranches.com
(800) 843-7537 Sales Department
(800) 510-3370 Customer Service

Mail Date 8

And Company #

BUYER(S)
ADDRESS
CITY STATE ZIP
TELEPHONE: HOME () OFFICE: () EXT:
EMAIL FAX: () CELL: ()

GUARANTEES

- 1. REFUND PRIVILEGES: BUYER HAS THE OPTION TO CANCEL THIS CONTRACT BY WRITTEN NOTICE TO THE SELLER BY MIDNIGHT OF THE SEVENTH DAY FOLLOWING THE SIGNING OF THIS CONTRACT.
2. EXCHANGE AND TRADE PRIVILEGES: If Buyer should inspect tract for the first time within twelve months after the sale date, and is not satisfied, Seller will exchange tract 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 tract.
3. PREPAYMENT RIGHT: Buyer may prepay in full or in part at anytime without penalty.
4. IMPROVEMENTS: All tracts are surveyed by a licensed registered surveyor, and all interior and access unpaved roads are completed.
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 contract. These taxes will be collected from Buyer by Seller or its agent and are presently estimated to be \$50.00 per year, per twenty acre tract, based on present use.

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 Contract 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 contract 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: UNIT TRACT(S) # SECTION BLOCK SURVEYS HUDSPETH COUNTY, TEXAS

TRUTH IN LENDING DISCLOSURE

40+ ACRES

Table with 5 columns: 1. Price (\$33,800.00), 2. Equity/Savings (\$13,923.00), 3. Amount Financed (\$19,877.00), 4. Finance Charge (\$23,341.19), 5. Total of Payments (\$43,218.19), 6. Deferred Payment Price (N/A), 7. Annual Percentage Rate (10%), 8. Take Over Monthly Payment Amount (\$198.00), 9. First Payment Due Date (Office Use Only), 10. Number of Monthly Payments (219)

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 CONTRACT, INCLUDING THE ENCLOSED PROPERTY OWNERS INFORMATION GUIDE DATED 8-01-08 WHICH IS AN INTEGRAL PART OF THIS CONTRACT.

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