AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE - LONG FORM

lpa1618 08/2011 (Replaces RO692)

THIS AGREEMENT, made and entered into by and between , hereinafter called SELLER, and the , hereinafter called BUYER.

DESCRIPTION: The SELLER agrees to sell and the BUYER agrees to buy, upon the terms and conditions hereinafter named, the following described real estate situated in  County, Wisconsin:

SELLER warrants and represents to  that SELLER has no notice or knowledge of any: 1) Planned or commenced public improvements which may result in special assessments to otherwise materially affect the property other than the planned transportation facility for which the  is purchasing this property; 2) Government agency or court order requiring repair, alteration, or correction of any existing condition; 3) Shoreland or special land use regulations affecting the property; 4) Underground storage tanks and the presence of any dangerous or toxic materials or conditions affecting the property.

The purchase price of said real estate shall be the sum of  dollars, ($).

THE SELLER SHALL, UPON PAYMENT OF THE PURCHASE PRICE, CONVEY THE PROPERTY BY GOOD AND SUFFICIENT WARRANTY DEED, OR OTHER CONVEYANCE PROVIDED HEREIN, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPTING: General taxes for year of closing and  provided none of the foregoing prohibit present use.

Legal possession of premises shall be delivered to BUYER on date of closing.

SELLER represents that the property is now occupied by  under (oral lease) (written lease), which terms are:

Physical occupancy shall be given to BUYER on .

SPECIAL CONDITIONS:

This agreement for purchase is subject to acceptance by BUYER. If this agreement is not accepted by the BUYER within  days after SELLER’s signature this agreement shall be null and void.

This transaction is to be closed at the office of  on or before date: , or at such other time and place as may be agreed to in writing by the BUYER and SELLER.

THIS AGREEMENT INCLUDES THE BALANCE OF TERMS ON REVERSE SIDE.

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| **The above agreement is hereby accepted.** |  |
| Seller Signature Date |
|       |
| Print Name |
|  |
| Seller Signature Date |
|       |
| Print Name Date |
|  |
| Real Estate Management Signature Date |
|       |
| Print Name |
| Project ID:       | Parcel No.:       |

THE FOLLOWING TERMS ARE PART OF THE CONTRACT.

Included in the purchase price are such of the following items as may be on the premises, which will be delivered free and clear of encumbrances: all garden bulbs, plants, shrubs and trees; screen doors and windows; storm doors and windows; electric lighting fixtures; window shades, curtain and traverse rods, blinds, and shutters; bathroom accessory fixtures; central heating and cooling units and attached equipment; water heater and softener; linoleum cemented to floors; attached carpeting and fitted rugs; awnings; exterior attached antennas and component parts; garage door opener and remote control; fireplace equipment and accessories.

ADDITIONAL ITEMS INCLUDED IN SALE:

ITEMS NOT INCLUDED IN SALE:

General taxes levied in the year of closing shall be prorated at the time of closing on the basis of the net general taxes for the preceding year.

 (**Caution:** If property has not been fully assessed, make special agreement.)

 (**Caution:** If area assessments are contemplated, make special agreement.)

Interest, rents and water shall be prorated as the date of closing. Accrued income and expenses, including taxes for the day of closing, shall accrue to the SELLER.

 Special assessments, if any, for work on site actually commenced prior to date of this offer, shall be paid by SELLER.

 Special assessments, if any, for work on site actually commenced after date of this offer, shall be paid by BUYER.

EXISTING MORTGAGES: Mortgages existing at the time of this agreement are as follows:

A first mortgage held by , mortgagee, and a subsequent mortgage held by , mortgagee.

RIGHT OF TENANTS. The SELLER agrees to furnish the BUYER with copies of any existing leases or agreements made with tenants, if any.

PHYSICAL DAMAGE TO PREMISES. In the event the premises shall be damaged from any cause, including fire or elements, prior to the time of closing, this agreement may be canceled at the option of the BUYER. Should the BUYER elect to carry out this agreement despite such damage, the BUYER shall be entitled to all the credit for the insurance proceeds resulting from such damage, not exceeding, however, the purchase price.

The SELLER hereby agrees, for himself, his personal representatives, his heirs, executors and administrators, that he will save harmless the  from any and all claims for personal injury or damages to personal property on the premises, or any other claims which may be made by reason for such injury or damage during the period the SELLER is in possession of the said premises. The SELLER also grants to the , its agents and assigns, the right to inspect the premises at reasonable times. The SELLER assumes all responsibility for the proper maintenance of the premises to and including the date of vacation as herein above agreed.

The SELLER further agrees to pay all utility bills, and present evidence of such payment, prior to receiving the final payment under this agreement to convey the subject premises.

The SELLER further agrees to secure quit claim deeds from any and all parties having an interest in the subject premises by reason of existing share well agreements, or easements for the purpose of water rights and septic disposal rights.

The SELLER further agrees to save the  harmless from any and all obligations to participate in the payment of costs accrued by reason of the operation of said water well or septic disposal system. The SELLER agrees to furnish proper documents to affect these releases.

PARTIES BOUND. This agreement shall be binding upon the heirs, personal representatives, successors, and assigns of all parties.

No representations other than those expressed herein, either oral or written are a part of this sale.

The SELLER acknowledges receipt of a copy of this agreement.

 Any items requiring compensation under s. 32.19, Wis. Stats. are not included in the appraisal allocation, and have not been included in this agreement. Relocation expenses may be claimed by submitting a Relocation Claim as provided in s. 32.19, Wis. Stats., and the Wis. Administrative Code Comm 202.

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| Project ID:       | Parcel No.:       |