

PURCHASE AGREEMENT

With Refundable Deposit Clause

_____ Date _____
Purchaser(s)

Whereas; Seller is constructing **Rockfield Estates Sections 1-3** and expects completion but not guaranteeing completion by: (See 5, a-c below)

Whereas; Seller is pre-selling lots by accepting refundable earnest money deposits to hold such lot.

Whereas; Purchaser is willing to make such deposit to hold the lot until lot is completed.

Whereas; Purchasers deposit is refundable only under the conditions of this Agreement.

Purchaser(s) hereby agrees to purchase from R&F Development Inc. the property known as Lot #_____ in Rockfield Estates Section _____, Located in Sugar Creek Township in Hancock County, Indiana.

The purchase price for the property is to be the sum of _____ Dollars (\$_____). The purchaser agrees to pay for said property upon the following terms and conditions, viz: earnest money deposit of Five Thousand dollars (\$5,000.00) upon signing, and the remaining balance of _____ dollars (\$_____) to be paid at closing upon the delivery of a Warranty Deed, conveying to the purchaser a good title to the property, free and clear of all liens and taxes and assessments, if any. Seller shall furnish an ALTA Owner's Title Insurance Policy at Sellers expense, showing marketable title to property with the exception of any covenants, restrictions, waiver of remonstrance to annexation, or easements that do not materially affect the Buyer's intended use of property.

Refund of Deposit: If the Purchaser determines for any reason to not purchase the lot any time prior to closing, the Ernest money deposit shall be refunded per the following terms:

1. Purchaser shall make written request to cancel the agreement and sign a release of this agreement.
2. Purchaser will only receive the refund monies upon another Buyer placing a deposit to purchase this lot, or closing on this lot, whichever event takes place first.
3. Seller shall refund the Purchaser's entire deposit under these conditions with a company check.
4. Except for number 5, Buyer understands the timing of the deposit refund is out of control of the Seller since the Seller is relying on market conditions and willing Buyers to purchase the relinquished lot. Seller agrees to immediately place the lot on the available for purchase price list after the release is signed by the Purchaser.
5. If lot is not ready for closing by:
 - a. Section 1, November 30th, 2024 Buyer's deposit will be immediately refunded after a release is signed.
 - b. Section 2, November 30th, 2025 Buyer's deposit will be immediately refunded after a release is signed.
 - c. Section 3, November 30th, 2026 Buyer's deposit will be immediately refunded after a release is signed.

Closing shall take place 14 days after plat is recorded with the County Recorder at First American Title in Greenfield with closing fee paid by Buyer. If Purchaser does not close in this time frame, Seller shall have the right to cancel this agreement but will refund the deposit per the terms of this agreement.

This Purchase Agreement is assumable by the Buyer's Builder under the same terms and conditions.

The Purchaser will assume and pay all real estate taxes payable the year following closing and all installments thereafter.

Community has a mandatory Homeowners Association. The annual Homeowners Association Fees are estimated to be \$____900.00____ annually, to be collected at closing, prorated to the end of the month of closing based

on a proration of \$__1/12__ per month. A one-time HOA Capital Contribution Fee estimated to be \$__900.00__ is due at closing. Protective Restrictions and Covenants are in place and recorded on the plat of subdivision at the County Courthouse, and taking title to property binds the Purchaser to such covenants of record. Plan approval by the Architectural Review Committee is needed for all home plans. The building code/rule is available for review on Seller's website and Purchaser(s) acknowledges he/she has reviewed the current document.

It is expressly agreed that all terms and conditions are included herein, and no verbal agreement of any kind shall be binding or recognized.

Other: _____

Purchaser (s): sign and date Street Address Phone Number 1

Printed names City State Zip Code Phone Number 2

Accepted by Seller:

R&F Development Inc. 1111 W. Main Street Ste K 317-945-2792
Greenfield, IN 46140

Seller Signature, Date
Steven R. Reilly, President