

PLEASE TYPE
OR PRINT

EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT

THIS IS A LEGAL AND BINDING CONTRACT, made and entered into on this _____ day of _____, _____, by and between:

SELLER 1: Sahn Investments 2, LLC

SSN: N/A Married Single

SELLER 2: N/A

SSN: N/A Married Single

Address: 1919 Lathrop Street, Suite 120

Fairbanks, AK 99701

Phone: (Work) 907-388-1000 (Home) N/A

Address after close: 1919 Lathrop Street, Suite 120

Fairbanks, AK 99701

BUYER 1: _____

SSN: _____ Married Single

BUYER 2: _____

SSN: _____ Married Single

Address: _____

Phone: (Work) _____ (Home) _____

Address after close: _____

1. The Buyer has tendered the sum of _____ Dollars (\$ _____) as earnest money in the form of CASH or CHECK. Earnest money will be held in Trust by YUKON TITLE COMPANY, INC. as partial payment for the real property and improvements situated in the State of Alaska, described as (LEGAL DESCRIPTION):

0243957 1N 1E 19 1913 Block Lot

(STREET ADDRESS): _____ and all fixtures presently attached to and a part of the above described property.

2. PURCHASE PRICE. THE TOTAL PURCHASE PRICE SHALL BE \$ _____

3. TERMS.

- Earnest Money as stated above \$ _____
- Cash at closing \$ _____
- Buyer shall apply for a loan in the approximate amount of \$ _____
- Buyer shall assume Seller's loan in the approximate amount of \$ N/A with approximate monthly payments of \$ N/A
- Buyer shall execute a Deed of Trust and Note in the approximate amount of \$ _____ Payable at \$ _____ or more, per month including _____ % interest per annum for _____ years Payable to Seller Other: _____ With contract collection to be held at: Bank Name: _____ or Agency Name: _____

4. COSTS. The costs as designated below shall be paid as indicated below (%) by Buyer (B) or Seller (S):

ITEM	B %	S %	ITEM	B %	S %	ITEM	B %	S %
Est. Replacement Reserves			Reconveyance Fees			Escrow Closing Fee	100%	
Prepaid Interest			Recording Fees	100%		Assumption Fees		
PMI/MIP, 1 st Year			Owner Title Insurance	100%		Levied Assessments		
Tax Registration			ALTA Title Insurance			Pending Assessments		
Appraisal			Std. Title Insurance			Homeowners Assoc. Fees		
Bank Fees			VA Funding Fee			Collection Acct. Setup Fees		
Commitment Fee			Discount Points			Collection Acct. Annual Fee		
Credit Report			Well/Septic Insp. Fee			Condo Resale Certificate		
Plot Plan/Survey			Well Flow Test Fee			Engineer's Report		
Attorney Fees			Document Prep. Fee			Mailing/Courier Fees		
Flood Determination			UCC Fees			DMV Title Fees		
Flood Elevation Certificate			Final Inspection Fees					

- 5 (a). ADDITIONAL TERMS AND CONDITIONS. **Title insurance and/or escrow services to be provided by YUKON TITLE COMPANY, INC., 714 Gaffney Road, Fairbanks, AK 99701. Phone: 456-3474 Fax: 456-3476 Email: trust@yukontitle.com**

Buyers Initials

Sellers Initials

EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT CONTINUED:

20. ENTIRE AGREEMENT. This document consists of _____ pages. It may not be modified except in writing and signed by the parties.
21. BUYER ACCEPTANCE. I/We hereby acknowledge and understand that this is a legally binding contract. THIS OFFER WILL NOT BE WITHDRAWN PRIOR TO MIDNIGHT OF _____
(Date)

BUYER: _____ DATE: _____
BUYER: _____ DATE: _____

22. SELLER ACCEPTANCE. (a). I/We accept the foregoing offer and agree to sell and convey the property described in the terms and conditions stated herein. I/We understand that this is a legally binding contract. I/We acknowledge receipt of a copy of this document bearing my/our signature(s) and that of the Buyer(s) named herein.

SELLER: _____ DATE: _____
SELLER: _____ DATE: _____

23. EARNEST MONEY RECEIPT. The undersigned Seller(s) accept receipt of earnest money in the amount of \$ N/A

SELLER: N/A DATE: N/A
SELLER: N/A DATE: N/A



YUKON TITLE
COMPANY, INC.

EARNEST MONEY FUNDS AGREEMENT

Buyer and Seller have deposited \$_____ in earnest money with Yukon Title Company, Inc. for the purchase of the real property referenced in the earnest money agreement attached hereto.

Yukon Title Company, Inc. agrees to hold said earnest money in trust until all parties to the transaction instruct Yukon Title Company, Inc. to disburse it.

Should the transaction close, Yukon Tile Company, Inc. shall disburse funds to the Seller as part of the closing process.

Should the transaction fail to close, Yukon Title Company, Inc. shall disburse funds according to the written instructions signed by both Buyer(s) and Seller(s).

Should the transaction fail to close, and Buyer(s) and Seller(s) are in disagreement, the funds may be interpleaded with the Alaska Superior Court until such time as the court has passed judgment or the disagreement is settled. Yukon Title Company, Inc. may deduct the costs of the Interpleader, including reasonable attorney fees, from the funds held in the trust account.

The parties release Yukon Title Company, Inc. from any responsibility or liability for any loss, damage or expense that either or all parties might incur in complying with these instructions.

BUYER: _____

DATE: _____

BUYER: _____

DATE: _____

SELLER: _____

DATE: _____

SELLER: _____

DATE: _____

Received this _____ day of _____, _____.

YUKON TITLE COMPANY, INC.

By: _____