Manufactured Home Offer to Purchase

Personal information you provide may be used for secondary purposes [Privacy Law, s.15.04(1)(m)].

[Read both sides of this document before signing.]

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 •Purchase Price: \$ •Earnest Money : \$ accompanies to paid within days of acceptance and the bala closing. Failure of the Buyer to make earnest money parts shall be held by Seller's agent until closing or distribute 	offers to purchase the Manufactured Hon [Manufacturer, Year and Serial Number] locate ler If accepte parties should read this document carefully before signing. It is under real estate is being transferred. this Offer and additional earnest money of \$ wil ance will be paid in the form of either a certified or cashier's check a ayment(s) as provided voids the Offer at Seller's option. Earnest money
identified as from Sell this Offer creates a legally enforceable contract. Both p that this is a personal property transaction, and that no •Purchase Price: \$ •Earnest Money : \$ accompanies t paid within days of acceptance and the bala closing. Failure of the Buyer to make earnest money pa shall be held by Seller's agent until closing or distribute	[Manufacturer, Year and Serial Number] locate er If accept parties should read this document carefully before signing. It is unde real estate is being transferred. this Offer and additional earnest money of \$ wil ance will be paid in the form of either a certified or cashier's check a ayment(s) as provided voids the Offer at Seller's option. Earnest mo
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shall be held by Seller's agent until closing or distribute	
Accontance This Offer is hinding upon College and Du	
-Acceptance this other is binding upon Seller and Bu	iver only if the accepted Offer is delivered to Buyer on or before
	Acceptance occurs when all Buyers and Sellers have signed this Off
an identical copy of this Offer.	
•Delivery of documents will occur at the earliest of or	
1) Personal delivery to the party, 2) by fax transmis	ssion of the document or written notice to the following telephone nu
Buyer () Seller (3) by electronically transmitting the document or w	<u>)</u>
 by electronically transmitting the document or w 	ritten notice to the following email address:
Duyer	@
4) by depositing the document or written notice po	
Buver	stage paid in the 0.5 Mail to the following address.
Seller	
Seller is permitted to occupy the Home after closing, Se [shall] [shall not] (strike one) be refundable based upon	eller shall prepay an occupancy charge of \$ per day, wh n actual occupancy.
] mobile home parking fees ☐ personal property taxes (check one) which the closing occurs, and Buyer assumes responsibility for these perand are payable
to:(Enter mobile home park owner or mun	
CUEL DOME DOME NOR OWNER AF MUN	noipanty./
	ties, and taxes will be haid by seller prior to closing. The following
•Prorations. Any unpaid rent, sewer, water, other utility	ties, and taxes will be paid by seller prior to closing. The following
 Prorations. Any unpaid rent, sewer, water, other utilit additional items shall be prorated at closing: Good Faith & Acceptance. Seller and Buyer agree 	to act in good faith and use due diligence in completing the terms of
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an accepted offer, the earnest money shall be paid to the person(s) who paid the earnest money (after the earnest money first

Manufactured Home Offer to Purchase (continued) clears the payer's depository). If the transaction fails to close after an accepted offer and the parties fail to agree on the 71 disposition of earnest money, then the earnest money shall be disbursed to the Buyer, unless the Seller provides Buyer in 72 73 writing no later than 15 days after the earlier of the Buyer's written demand for the return of the earnest money or the date of the closing, that Seller elects to consider the earnest money as liquidated damages or partial payment for specific performance. 74 Disbursement of earnest money does not determine the legal rights of the parties to this agreement. Buyer and Seller agree to 75 hold the agent harmless from any liability for good faith disbursement of earnest money in accordance with this agreement. 76 77 78 •Additional items included in sale. Seller shall include in the sale all fixtures, storm windows and screens, lighting fixtures, window shades, curtain and traverse rods, blinds, heating and cooling equipment, floor coverings, exterior attached antennas, 79 decks, steps, garage door openers, installed security equipment, and skirting. In addition to the Home, the following items are 80 included in the sale free and clear of any encumbrances: 81 82 83 84 85 86 87 88 89 90 91 92 • "AS IS Warranty" Except for any express or implied warranty by the manufacturer or Seller which exists on this manufactured 93 home, the entire risk as to the quality and performance of this Home is with the Buyer and should the Home prove defective 94 following purchase, the Buyer shall assume the entire cost of all servicing and repair. The Buyer acknowledges receipt of a 95 Used Home Disclosure Statement which creates no warranty. 96 97 98 •Title: At closing, Seller will deliver to Buyer the Ownership Certificate or Title to the Home free and clear of any encumbrances. If the Ownership Certificate or Title is not available, Seller will complete whatever documents the Wisconsin 99 Department of Safety and Professional Services requires for a replacement Certificate of Ownership. 100 101 •Pre-Closing Damage to Home. If the Home is damaged by fire or other causes prior to closing in an amount not more than 102 25% of the purchase price, Seller shall be obligated to repair and restore the Home to the same condition that it was on the date 103 of this Offer. If such damage shall exceed such sum, the transaction may be cancelled at option of Buyer. Should Buyer elect 104 to close this transaction despite the damage, Buyer shall be entitled to the insurance proceeds related to damage to the Home. 105 106 107 Buyer's signature Print Name (Date: _____) Buyer's signature Print Name (Date: _____) 108 109 C Acceptance. This Offer is hereby Accepted. The warranties undersigned acknowledges receipt of this Offer and agrees to 110 sell the subject Home on the terms and conditions set forth in this Offer. 111 112 113 Seller's signature Print Name (Date: _____) Seller's signature Print Name (Date:) 114 (Print and Sign Form) 115 **Rejection.** This Offer is rejected. (Seller initials) 116 117 **Counter-Offer.** This Offer is countered. All terms and conditions of this Offer to Purchase apply except as follows: 118 119 120 121 122 123 124 Seller's signature Print Name (Date:) Seller's signature Print Name (Date: 125 (Print and Sign Form) 126 Carteria Acceptance of Counter-Offer. The above Counter-Offer is accepted. The undersigned acknowledges receipt of this Offer 127 and the above Counter-Offer and agrees to sell the subject Home on the terms and conditions set forth in the Counter-Offer. 128 129 130 Print Name (Date: _____) 131 Seller's signature Print Name (Date: _____) Seller's signature (Print and Sign Form) (Print and Sign Form)