

Intent to Purchase

SANDSTONE CAPITAL, LP – 462 LAND COMPANY – SECTION I

Date:

Seller: SANDSTONE CAPITAL, LP – 462 LAND COMPANY – SECTION I
P.O. Box 423
Centerville, Leon County, TX 75833

Buyer(s):

Buyer(s) Address:

Property (including County):

Tract _____, Being _____ acres of land out of 326.18 acres (More or less), situated in the PEDRO VARELA SURVEY, A-30, AND THE ANDRES VARELA SURVEY, A-29, LIMESTONE County, Texas, together with non-exclusive, common easement rights over and across roads (if any) shown on the survey plat of the property, as recorded in Cabinet # 568, Map and Plat Records of Limestone County, Texas.

Sales Price: \$ _____

Down Payment: \$ _____ (NON-REFUNDABLE)

Deferred Principal Amount \$ _____

Annual Interest Rate on Deferred Principal Amount from Date: 12 %

Number of Payments: _____

Estimated Monthly Payment: \$ _____

Plus Monthly Tax Escrow: \$ _____

Equals Total Monthly Payment Including Tax Escrow: \$ _____

Closing to be on or before (date) _____

Closing Cost: (\$150.00 + 3 months Property Tax Escrow) Fees non-refundable.

Total Amount Due From Buyer: \$ _____

Received: (check one) ☐ Cash \$ _____ ☐ Check \$ _____ Check # _____

If down payment and closing costs are not paid as stated, remaining amount due to be paid as follows:

Date of First Monthly Payments: _____, 20_____

Other Terms of Payment: There is no penalty for early payment of the deferred principal amount.

Existing liens against the Property: Deed of Trust executed by Sandstone Capital, LP to Neil S. West, Trustee for Regions Bank, Palestine, Texas, Dated the 2nd day of November 2005 and recorded in Volume 1190, Page 629, Deed Records of Limestone County, Texas.

Agent: _____

Customer (s) Initials

BORROWER UNDERSTANDS THE FOLLOWING DEED RESTRICTIONS AS WELL AS ANY OTHER DEED RESTRICTIONS THAT MAY BE RECORDED PERTAINING TO SAID LAND COMPANY.

- A. NO COMMERCIAL SWINE OR POULTRY ON THE PROPERTY.**
- B. NO JUNK VEHICLES OR OTHER EQUIPMENT OF ANY KIND STORED ON THE PROPERTY.**
- C. NO OUTSIDE TOILETS AND ALL PLUMBING SHALL BE CONNECTED TO A SEPTIC SYSTEM. IT IS THE BORROWER’S RESPONSIBILITY TO OBTAIN A SEPTIC PERMIT FROM THE COUNTY IN WHICH THE PROPERTY IS LOCATED, AND ALSO COMPLY WITH ANY AND ALL STATE REQUIREMENTS PERTAINING TO SAID SEPTIC SYSTEM. BORROWER MUST PROVIDE A COPY OF SEPTIC PERMIT AND AEROBIC SEPTIC SYSTEM MAINTENANCE CONTRACT (IF APPLICABLE).**
- D. ALL HOMES, MOBILE HOMES, BARNs, OUTBUILDINGS, FENCES, ETC. MUST BE PROFESSIONALLY BUILT AND MAINTAINED IN A NEAT, ATTRACTIVE APPEARANCE.**
- E. ALL MOBILE HOMES MUST BE SKIRTED WITHIN NINETY DAYS AND MUST BE KEPT IN A NEAT APPEARANCE.**
- F. NO TRASH, DEBRIS, CANS, BOTTLES, ETC. OF ANY KIND.**
- G. EACH PROPERTY OWNER IS EXPECTED TO MAINTAIN HIS/HER HOME AND/OR LAND IN A NEAT AND ORDERLY MANNER.**

BUYER PURCHASES AND ACCEPTS SAID PROPERTY “AS IS”.

Customer PRINT YOUR NAME

Customer Signature

Social Security Number

Customer PRINT YOUR NAME

Customer Signature

Social Security Number

Phone Number (H)_____**(W)**_____**(C)**_____

Alternate Contact _____ **Phone Number**_____

ADDITIONAL NOTES:
