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If you do not understand it, consult your attorney.
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Form # 2043 01/18

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SPECIAL SALE CONTRACT

DATE: _____

Note: This form does not have many clauses protecting Buyers included in the Residential Sale Contract, Form #2090. It should normally be used only for the sale of property without provision for building, termite, environmental, gas, municipal, insurability, and other inspections. Regardless of whether Seller's Disclosure Form is to be provided, Seller is still obligated to comply with Federal and State laws which require disclosure of certain defects, hazardous conditions and adverse material facts.

1. PARTIES AND PROPERTY.

_____, Buyer(s), agrees to purchase from the undersigned Seller, the following real property in the municipality of _____, (if incorporated), County of _____, Missouri (legal description on Seller's title to govern) being all the real property Seller owns at said address: _____.

2. INCLUSIONS AND EXCLUSIONS.

The purchase price includes all existing improvements on the property (if any) and appurtenances, fixtures and equipment (which Seller guarantees to own free and clear) including:

Note: To avoid misunderstanding, the parties are urged to list as "included" or "excluded" any items which may be subject to any questions.

In addition, the following items are included: _____

The following items are excluded: _____

3. PURCHASE PRICE.

\$ _____ is the total purchase/sale price to be paid as follows:

\$ _____ earnest money (\$0 if none stated) (check one) received or to be delivered to

_____ escrow agent within

_____ days (3 days if none stated) after "Acceptance Deadline" date. Selling broker to be

escrow agent if none specified above.

\$ _____ additional earnest money (\$0 if none stated) to be delivered to escrow agent within _____ days

(15 days if none stated) after the "Acceptance Deadline" date or _____.

The balance, including the any adjustments set forth in paragraphs 4 or 17 this contract, less, if applicable, any amount of Seller financing or of Seller's loan being assumed as stipulated in this contract, if applicable, is to be paid at Closing, by cashier's check, wire transfer or any form acceptable to Closing agent.

4. METHOD OF FINANCING.

Note: If Buyer's lender or Closing agent cannot fulfill their obligations under the Dodd-Frank Wall Street Reform and Consumer Protection Act and the regulations promulgated by the Consumer Financial Protection Bureau, it may be necessary for the Buyer to request Seller to agree to an extension of the Closing Date.

Not Contingent Upon Financing. This contract is not contingent upon financing; however, Buyer reserves the right to finance any portion of the purchase price.

Contingent Upon Financing. Buyer agrees to do all things necessary, including, but not limited to the execution of a loan application and other instruments, the payment to the lender of the credit report, appraisal and any other required fees, and to otherwise cooperate fully in order to obtain the financing described below. If Buyer does not deliver written notice, provided by Buyer's lender, to Seller or listing broker, of Buyer's inability to obtain a loan approval on the terms described below on or before _____ (or 30 days after the "Acceptance Deadline" date if none stated) (the Loan Contingency Date) then this condition shall be deemed waived and Buyer's performance under this contract shall thereafter not be conditioned upon Buyer's obtaining financing. If lender will not give Buyer such written notice then Buyer may directly notify Seller or listing broker (on or before the Loan Contingency Date) by providing a notarized affidavit that

Buyer has complied with all of the terms of this paragraph and that despite request, Buyer was unable to obtain such written notice from lender. If Buyer has complied with the terms of this paragraph and has timely provided written notice to Seller or listing broker of Buyer's inability to obtain the loan approval, then this contract shall be terminated with earnest money to be returned to Buyer, subject to paragraph 12.

Note: If Loan Contingency Date passes without written notice as outlined above, Buyer remains obligated under this contract. Therefore, Buyer should be certain that he will have the funds to close. If Buyer's performance under this contract is to be independently conditioned upon the property appraising at a specified value, then Buyer should complete and attach to this contract an appropriate appraisal rider.

Loan amount: _____ % of the purchase price, or \$ _____.
Initial interest rate not to exceed: _____ %. Amortization term: _____ years.
Other terms (none if blank): _____
LOAN TYPE: (Check applicable) Conventional FHA VA Other: _____
RATE TYPE: (Check applicable) Fixed Rate Adjustable Rate Other: _____

Seller agrees to pay, at Closing, a cost not to exceed _____ % of purchase /sale price or \$ _____ (\$0 if none stated) towards Buyer's closing costs, prepaids, points and other fees allowed by lender.

5. CLOSING AND POSSESSION.

The "Closing" is the exchange of the Seller's deed for the total purchase/sale price. The Closing of this sale shall take place on _____, or any other date that both parties agree in writing. Buyer will close at _____, the title company which provides title insurance. Regardless of who closes for Buyer, Seller may close at the title company of Seller's choice. **Note: If the Seller does not close at the same title company as the Buyer, or the Seller's choice of title company does not have a common underwriter with the Buyer's title company, then the Seller will be required to sign a Notice of Closing or Settlement Risk acknowledging that their settlement funds are not protected by the title insurance underwriter.** Title will pass when the sale is closed. Seller to deliver possession of the property and keys to Buyer no later than (check one): Closing or _____ m (time) of _____ (date) **but in no event prior to Closing as defined above. All parties agree to sign Closing documents at a time that facilitates this possession.** **Note: If possession is to be delivered on a day other than Closing, as defined above, parties should complete the appropriate rider.** Deed as directed by Buyer. Except for tenants lawfully in possession, Seller warrants that the property will be vacant and free of personal property (except as otherwise provided herein) and debris, at time of possession and delivered to Buyer in its same condition (together with any improvements or repairs required by this contract), ordinary wear and tear excepted, as it was on the date of this contract. Buyer and Seller authorize title company and/or Closing agent to release to broker(s) signed copies of the Closing statements.

5a. WIRE FRAUD RISK WARNING.

Criminals/hackers are targeting email accounts of various parties involved in real estate transactions (e.g. title agents, loan officers, real estate agents). Among other concerns, this has led to fraudulent wiring instructions being used to divert funds to the criminal's bank account. These emails may look like legitimate emails from the property party. St. Louis REALTORS® strongly recommends that you should refrain from placing any sensitive personal and financial information in an email, directly or through an email attachment. When you need to share Social Security numbers, bank accounts, credit card numbers, wiring instructions or similar sensitive information, we strongly recommend using more secure means, such as providing the information in person, over the phone or through secure mail or package service, whenever possible.

6. TITLE AND SURVEY.

Seller shall transfer title to Buyer by general warranty deed (or fiduciary deed, where applicable), subject to the following: a) zoning regulations; b) leases and occupancy of tenants existing on the date contract is executed by Buyer and disclosed to Buyer in writing before execution of contract by Buyer; c) general taxes payable in the current year and thereafter; d) any lien or encumbrance created by or assumed by Buyer in writing or any easement accepted by Buyer in writing; e) subdivision, use and other restrictions, rights of way and utility easements, all of record, which do not adversely affect the use of the property as it exists for residential purposes at the time of the contract.

Check applicable box (whether "Seller to Order, Provide and Purchase Title" or "Buyer to Order, Provide and Purchase Title").

Seller to Order, Provide and Purchase Title.

Not later than _____ days (5 days if none stated) after the "Acceptance Deadline" date, Seller will order a commitment for title insurance to be provided to the Buyer for both an Owner's policy of title insurance and for a Lender's policy of title insurance (if required by lender) in the latest ALTA form including mechanics lien coverage from the title company selected in paragraph 5. Seller and Buyer authorize and direct the title company to furnish this commitment to the selling and listing broker. Seller shall pay for the title insurance (including title premium and title service charges), at Closing, at a cost not to exceed _____. Buyer to pay title cost exceeding this amount.

100 **☐ Buyer to Order, Provide and Purchase Title.**

101 Buyer may, at Buyer's option and expense, order a title examination and a commitment to issue an Owner's and/or lender's
102 policy of title insurance in the latest ALTA form including mechanics lien coverage from the title company specified in
103 paragraph 5.

104 **Note: This should be ordered promptly after contract acceptance in order to allow sufficient time to obtain and review**
105 **documents, and, if necessary, object to defects that may be discovered.**

106 Buyer may, at Buyer's option and expense, order a Boundary Survey and Improvement Location ("stake survey") or a
107 Surveyor's Real Property Report (SRPR) of the property to determine if there are any defects, encroachments, overlaps,
108 boundary line or acreage discrepancies, or other matters that would be disclosed on a survey.

109 **Note: A "stake survey" is generally required in order to obtain full survey coverage in an Owner's policy of title**
110 **insurance. A SRPR may or may not disclose all of the defects involving such matters as encroachments, overlaps,**
111 **boundary line or acreage discrepancies.**

112 If any defects are discovered as a result of the title examination, title commitment or the survey and if Buyer chooses to act on
113 this contingency, Buyer shall within _____ days (25 days if none stated) after the "Acceptance Deadline" date,
114 furnish a copy of the document evidencing the defect to Seller or listing broker stating, in writing, any title or survey defects that
115 are 1) unacceptable to Buyer; 2) not listed above; and 3) adversely affect the use of the property as it exists for residential
116 purposes at the time of the contract. Failure by Seller or listing broker to receive such objections to title or survey within such
117 time will constitute a waiver by Buyer of any objections to the title so long as Buyer is able to obtain at Closing, an Owner's title
118 insurance policy in the latest ALTA form including mechanics lien coverage. If Buyer does timely object to any title or survey
119 defects, Seller has five (5) days from receipt of Buyer's notice of objection by Seller or listing broker, to agree in writing to
120 correct the defects prior to Closing at Seller's expense. If Seller does not so agree, this contract is terminated unless Buyer,
121 within two (2) additional days, agrees in writing to accept the title and survey "as is". If the contract is terminated in accordance
122 with the provisions of this paragraph, Buyer's earnest money to be returned, subject to paragraph 12, and Seller agrees to
123 reimburse Buyer's cost to pay for title, survey, inspection(s) and appraisal. Seller shall be responsible for clearing any defects
124 that arise between the date of the contract acceptance and Closing.

125 **Note: Easements, subdivision indentures, and government regulations may affect Buyer's intended use of the property.**
126 **Construction of improvements (for example: a room addition, fence or swimming pool), non-residential use of the**
127 **property (for example: use of a room for a business), or the right to keep certain vehicles or animals on the property, all**
128 **may be affected. Buyer is advised to review all easements, government regulations, and subdivision indentures before**
129 **making an offer to purchase the property if he plans these or similar uses. If Buyer requires assistance in reviewing**
130 **easements, surveys, indentures, or other matters affecting title or use of the property, he should consult an attorney.**

131 **7. FRANCHISE DISCLOSURE. (NEW)**

132 Although one or more of the Brokers may be a member of a franchise, the franchisor is not responsible for the acts of said
133 Broker(s).

134 **8. ADJUSTMENTS AND CLOSING COSTS. (FORMERLY SECTION 7)**

135 Adjustments, charges, and Closing costs are agreed to be paid by the parties (subject to Rider #2135FHA or #2135VA and
136 current FHA and VA regulations) as follows:

137 **Buyer shall pay for (where applicable):**

- 138 • hazard insurance premium(s), and flood insurance premium, if required by lender;
- 139 • survey and title company charges (including for example: Closing, recording and, escrow, wire and closing protection letter
140 fees) customarily paid by Buyer, subject to paragraph 8;
- 141 • any charges imposed by lender, (for example: appraisal and credit report fees, loan discount-(points); loan origination fees,
142 funding fees, and other loan expenses), unless specifically agreed to be paid by Seller;
- 143 • building, termite, and environmental inspections;
- 144 • the fair market value of any heating oil or propane gas in tank(s) on the property at Closing, based on supplier's current
145 charges;
- 146 • real estate compensation to broker per separate written agreement; and
- 147 • municipal occupancy permit and agreed upon repairs.

148 **Seller shall pay for (where applicable):**

- 149 • existing loans on property (if not assumed by Buyer);
- 150 • any expenses of Buyer's loan agreed to in paragraph 4;
- 151 • title company charges (including for example: Closing, releasing, escrow, wire and closing protection letter fees)
152 customarily paid by Seller, subject to paragraph 8;
- 153 • municipal, Conservation District and fire district inspection fees;
- 154 • special taxes and special assessments levied before Closing;
- 155 • real estate compensation to broker per separate written agreement, Seller authorizes selling portion of commission to be paid
156 directly to selling broker; and
- 157 • agreed upon repairs.

158 **Buyer and Seller shall have prorated and adjusted between them on the basis of thirty (30) days to the month as of the**
159 **date of Closing (Seller to pay for last day):**

- 160 • current rents (Seller to receive rent for day of Closing); rents which are delinquent over thirty (30) days to be collected by
161 Seller and not adjusted;
- 162 • general taxes (based on assessment and rate for current year, if both are available, otherwise based on previous year);
- 163 • district improvement assessments for current year; buyer to pay thereafter;
- 164 • subdivision upkeep assessments and monthly condominium fee;
- 165 • interest (when Buyer assumes existing loan); and
- 166 • flat rate utility charges (including water, sewer, and trash).

167 **9. LOSS.**

168 Risk of loss to the improvements of the property shall be borne by the Seller until title is transferred. If any improvements
169 covered by this contract are damaged or destroyed, Seller shall immediately notify Buyer or selling broker in writing of the
170 damage or destruction, the amount of insurance proceeds payable, if any, and whether Seller intends to restore the property prior
171 to Closing, to its condition at the time of the contract. In the event Seller restores the property to its prior condition before
172 scheduled Closing, and provides Buyer with proof of the repairs, Buyer and Seller shall proceed with Closing. In the event the
173 property is not to be restored to its prior condition by the Seller before Closing, Seller shall immediately provide Buyer or selling
174 broker with a copy of any policies of insurance, the name and number of the agent for each of said policies, and written
175 authorization (if needed) for Buyer to communicate with the insurer. Buyer may either a) proceed with Closing and be entitled to
176 the amount of insurance proceeds relating to real property improvements, if any, payable to Seller under all policies insuring the
177 improvements plus receive a credit from the Seller at Closing in an amount equal to the deductible not covered by insurance, or
178 b) terminate the contract, thereby releasing all parties from liability hereunder. If all of the aforementioned insurance information
179 is received by the Buyer or selling broker more than ten (10) days prior to the scheduled Closing date, Buyer is to give written
180 notification to Seller or listing broker as to his election of (a) or (b) above within ten (10) days after the Buyer or selling broker's
181 receipt of such information; and if not received by Buyer or selling broker more than ten (10) days prior to the scheduled
182 Closing date, Buyer may, at Buyer's option and by written notice to Seller or listing broker, extend the Closing date up to ten
183 (10) days, during which time Buyer may make his election as to (a) or (b) above. Failure by Buyer to notify Seller shall
184 constitute an election to terminate the contract. If the contract is terminated in accordance with the provisions of this paragraph,
185 Buyer's earnest money is to be returned to Buyer, subject to paragraph 12, and Seller agrees to reimburse Buyer's cost to pay for
186 title, survey, inspection(s) and appraisal.

187 **10. ASSIGNABILITY OF CONTRACT**

188 This contract is assignable by Buyer, but not without the written consent of Seller if a) Seller is taking back a note and deed of
189 trust as part of the purchase price, or b) Buyer is assuming the existing note. Assignment does not relieve the parties from their
190 obligations under this contract.

191 **10. MISCELLANEOUS PROVISIONS**

192 **10. TIME IS OF THE ESSENCE, 11. BINDING EFFECT, 14. GOVERNING LAW & 15. ENTIRE AGREEMENT**
193 **ALL COMBINED & INSERTED INTO ¶10 & RENAMED MISCELLANEOUS PROVISIONS.**
194 Time is of the essence in the performance of the obligations of the parties. All references to a specified time shall mean Central
195 Time. This contract shall be binding on and for the benefit of the parties and their respective heirs, personal representatives,
196 executors, administrators or assigns. This contract shall be considered a contract for the sale of real property and shall be
197 construed in accordance with the laws of the State of Missouri. This contract constitutes the entire agreement between the
198 parties hereto and there are no other understandings, written or oral, relating to the subject matter hereof. The contract may not
199 be changed, modified or amended, in whole or in part, except in writing signed by all parties.

200 **11. FOREIGN INVESTMENT (FIRPTA). (NEW) LANGUAGE UNDER CONSTRUCTION**

201 Seller represents that it is not a foreign person as described in the Foreign Investment in Real Property Tax Act [26 U.S.C
202 §1445] and agrees to deliver a certificate at Closing to that effect which contains Seller's tax ID number or Green Card.

203 **12. EARNEST MONEY.**

204 Buyer and Seller agree that the earnest money received by the escrow agent in connection with this contract shall be deposited
205 within ten (10) banking days after the "Acceptance Deadline" date. Additional earnest money, if applicable, is to be deposited by
206 escrow agent within ten (10) banking days after receipt. Any earnest money received within ten (10) banking days prior to the
207 scheduled Closing date, shall be in the form of a cashier's check or any other form acceptable to the escrow agent. If sale is
208 closed, earnest money to apply to the purchase. If any earnest money is being returned to Buyer, Buyer agrees that any expenses
209 for services requested by Buyer may be withheld by escrow agent and paid to the applicable service provider(s). In the event of a
210 dispute over any earnest money held by the escrow agent, the escrow agent shall continue to hold said deposit in its escrow
211 account until: 1) escrow agent has a written release from all parties consenting to its disposition; or 2) until a civil action is filed
212 to determine its disposition (at which time payment may be made into court, and in such event, court costs and escrow agent's
213 attorney fees will be paid from earnest money); or 3) until a final court judgment mandates its disposition; or

214 4) as may be required by applicable law. The parties specifically acknowledge and agree that whenever ownership of the earnest
215 money or any other escrowed funds, received by a Missouri licensed real estate broker, is in dispute between the parties, said
216 broker is required by Missouri Statute, Section 339.105.4RSMo to report and deliver the monies to the State Treasurer within
217 365 days of the initial projected Closing date. Broker shall not report and deliver any such monies to the State Treasurer until at
218 least sixty (60) days after the initial projected Closing date.

219 **Note: An escrow agent who is not a licensed real estate broker is not bound by Missouri statutes and regulations which apply to**
220 **earnest money deposits. If the escrow agent is not a licensed broker, the parties are urged to have the escrow agent agree in**
221 **writing to be bound by the provisions of this contract before being named as the escrow agent.**

222 **13. REMEDIES.**

223 If either party defaults in the performance of any obligation of this contract, the party claiming a default shall notify the other
224 party in writing of the nature of the default and his election of remedy. The notifying party may, but is not required to, provide
225 the defaulting party with a deadline for curing the default. If the default is by Buyer, Seller may either accept the earnest money
226 as liquidated damages and release Buyer from the contract (in lieu of making any claim in court), or may pursue any remedy at
227 law or in equity. If Seller accepts the earnest money, it shall be divided as follows: expenses of broker and Seller in this transaction
228 will be reimbursed, and balance to go one-half to Seller, and one-half divided equally between listing broker and selling broker (if
229 working as subagent of Seller) in lieu of commission on this contract.

230 If the default is by Seller, Buyer may either release Seller from liability upon Seller's release of the earnest money and
231 reimbursement to Buyer for all direct costs and expenses, as specified in Buyer's notice of default (in lieu of making any claim in
232 court), or may pursue any remedy at law and in equity, including enforcement of sale. Buyer's release of Seller does not relieve
233 Seller of his liability to brokers under the listing contract. In the event of litigation between the parties, the prevailing party shall
234 recover, in addition to damages or equitable relief, the cost of litigation including reasonable attorney's fee. This provision
235 shall survive Closing and delivery of Seller's deed to Buyer.

236 **14. CONSTRUCTION.**

237 Words and phrases shall be construed as in the singular or plural number, and as masculine, feminine or gender neutral,
238 according to the context. When the term "listing broker" is used, it refers to one of the following: a) a broker working for the
239 Seller under an agency listing contract; or b) a broker assisting the Seller as a transaction broker, whichever is appropriate. When
240 the term "selling broker" is used, it refers to one of the following: a) a broker working for the Buyer under a buyer's agency
241 agreement; b) a broker assisting the Buyer as a subagent of the Seller; or c) a broker assisting the Buyer as a transaction broker,
242 whichever is appropriate. The term "broker" shall include the broker's affiliated licensees (referred to as "salespeople"). With
243 the exception of the term "banking days" as used in paragraph 12, a day is defined as a 24 hour calendar day, seven (7) days per
244 week.

245 **15. FLOOD PLAIN.**

246 Buyer may terminate this contract if any portion of the property is located in a designated 100 year flood plain unless disclosed
247 to Buyer in writing prior to contract. If terminated, earnest money to be returned to Buyer subject to paragraph 12. Failure by
248 Buyer to terminate within ten (10) days of actual knowledge of 100 year flood plain, or by Closing, whichever occurs first,
249 shall be deemed a waiver by Buyer of this contingency.

250 **16. ACCESS, FINAL WALK-THROUGH AND UTILITIES.**

251 Upon reasonable advance notice to Seller or listing broker, Seller agrees to provide access for appraiser(s) and other
252 professionals as may be provided for in the contract or required by Buyer's lender or insurer. Buyer and selling broker may be
253 present. Seller grants Buyer and selling broker the right to enter and walk-through the property and the right to have utilities
254 turned on or transferred, at Buyer's expense, within four (4) days prior to Closing. This right is for the Buyer to see that the
255 property is in the same condition, ordinary wear and tear excepted, as it was on the date of this contract. The Closing does not
256 relieve Seller of his obligation to complete improvements and repairs required by this contract.

257 **17. SPECIAL AGREEMENTS.**

258 Special agreements and Riders between Buyer and Seller forming a part of this contract:

259 _____
260 _____
261 _____
262 _____

263 Inspection Rider (Form #2184)

Short Sale Rider (Form #2176)

264 Other # _____

Other # _____

267 **18. SQUARE FOOTAGE DISCLOSURE.**
268 BROKER is not an expert in measuring and does not measure the total square footage of the properties that it lists for sale,
269 shows to buyers and sells. To the extent that BROKER provides or shares information about total square footage of properties,
270 the information comes from one or more other sources, is only an approximation and is not verified by BROKER. There may be
271 differing standards used in Missouri for measuring total square footage of properties, and the available information about total
272 square footage can vary depending upon the source, the measurement standard that was used and the date of measurement. One
273 source for total square footage is public information from the county assessor's office, but the county assessor's office does not
274 warrant the accuracy of the information and neither does BROKER. If you wish to have verifiable and accurate information about
275 the total square footage of a particular property, you should retain a qualified professional appraiser to measure the property
276 according to the measurement standard that the appraiser deems appropriate. The price per square foot for any property is a
277 calculation based upon, among other things, total square footage, so price per square foot also is only an approximation and is
278 subject to the same uncertainties and limitations described in this paragraph.

279 **19. SELLER'S DISCLOSURE STATEMENT. (Check one)**
280 Buyer confirms that before signing this offer to purchase, Buyer has read a copy of the Seller's Disclosure Statement for this
281 property. The Seller's Disclosure Statement is not a substitute for any inspection that Buyer may wish to obtain. Buyer is
282 advised to address any concerns Buyer may have about information in the statement by use of contingencies in the contract.
283 Seller agrees to provide Buyer with a Seller's Disclosure Statement within one (1) day after the "Acceptance Deadline"
284 date. Buyer shall have three (3) days after the "Acceptance Deadline" date to review said statements and to declare in
285 writing that the contract is terminated and the earnest money is to be returned to Buyer, subject to paragraph 12. Otherwise,
286 this contingency shall be deemed as waived by Buyer.
287 No Seller's Disclosure Statement will be provided by Seller.
288 By his signature, Seller confirms that the information in the Seller's Disclosure Statement is accurate as of the date of this
289 contract. Seller will fully and promptly disclose in writing any new material information pertaining to the property that is
290 discovered at any time prior to Closing. Seller states that if Seller knows or should have known that the property was a lab,
291 production or storage site for methamphetamine, or was the residence of a person convicted of crimes related to
292 methamphetamine, Seller will attach a written explanation.
293 **Note: The Seller's Disclosure Statement is not in any way incorporated into the terms of this contract.**

294 **20. RELATIONSHIPS AND COMMUNICATION DISCLOSURES.**
295 Buyer and Seller confirm that disclosure of the licensee's relationship was made no later than the first showing of the property,
296 upon first contact, or immediately upon the occurrence of a change to the relationship.
297 **Note: Under MREC Rules and Regulations, one box must be checked in each of the following two sections by the Selling**
298 **Licensee.**
299 **Licensee assisting Seller is a: (Check appropriate box)**
300 Seller's Agent: Licensee is acting on behalf of the Seller.
301 Buyer's Agent: Licensee is acting on behalf of the Buyer.
302 Dual Agent: Licensee is acting on behalf of both Seller and Buyer.
303 Designated Agent: Licensee has been designated to act on behalf of the Seller.
304 Transaction Broker Assisting Seller: Licensee is not acting on behalf of either Seller or Buyer.
305 **Licensee Personal Interest Disclosure: (Complete only if applicable):**
306 _____ (insert name of licensee) is a real
307 estate broker or salesperson licensed in the state of _____ and is (Check one or more, as applicable)
308 a party to this transaction; a principal of and/or has a direct or indirect ownership interest in Seller Buyer; and/or
309 an immediate family member of Seller Buyer Specify: _____

310 **Licensee assisting Buyer is a: (Check appropriate box)**
311 Buyer's Agent: Licensee is acting on behalf of the Buyer.
312 Seller's Agent: Licensee is acting on behalf of the Seller.
313 Dual Agent: Licensee is acting on behalf of both Buyer and Seller.
314 Designated Agent: Licensee has been designated to act on behalf of the Buyer.
315 Transaction Broker Assisting Buyer: Licensee is not acting on behalf of either Buyer or Seller.
316 Subagent of Seller: Licensee is acting on behalf of the Seller.
317 **Licensee Personal Interest Disclosure: (Complete only if applicable)**
318 _____ (insert name of licensee) is a real
319 estate broker or salesperson licensed in the state of _____ and is (Check one or more, as applicable)
320 a party to this transaction; a principal of and/or has a direct or indirect ownership interest in Seller Buyer; and/or
321 an immediate family member of Seller Buyer Specify: _____

Sources of compensation to Broker(s), including commissions and/or other fees: Seller Buyer

Buyer and Seller acknowledge that they have received and read the Missouri Real Estate Commission Broker Disclosure Form.

By signing below, the licensees confirm making disclosure of the brokerage relationship to the appropriate parties.
All Parties agree that this transaction can be conducted by electronic/digital signatures, according to the Uniform Electronic Transaction Act as adopted by Missouri.

Brokerage Firm Name Assisting Seller

Brokerage Firm Name Assisting Buyer

Broker's Firm State License ID#:

Broker's Firm State License ID#:

By (Signature):

By (Signature):

Licensee State License ID#:

Licensee State License ID#:

Date: _____ **MLS ID:** _____

Date: _____ **MLS ID:** _____

OFFER to be accepted by Seller by: _____ **m of** _____ **.**

BUYER SIGNATURE _____ **DATE**

BUYER SIGNATURE _____ **DATE**

Buyer Printed Name

Buyer Printed Name

SELLER ACCEPTS THE TERMS SET FORTH IN THIS CONTRACT.

SELLER SIGNATURE _____ **TIME and DATE**

SELLER SIGNATURE _____ **TIME and DATE**

Seller Printed Name

Seller Printed Name

OR

(initials) WE REJECT THIS OFFER AND MAKE A COUNTEROFFER.
(use #2164 Sale Contract Counteroffer Form).

OR

(initials) WE REJECT THIS OFFER.

Note: Unless otherwise agreed in writing, "Acceptance Deadline" is defined as the date for acceptance which was provided to the last party whose signature resulted in a contract (even if that signature was obtained before the deadline).