

STANDARD OFFER TO PURCHASE REAL ESTATE

This STANDARD OFFER TO PURCHASE REAL ESTATE agreement dated March 29, 2021 in which the Buyer(s): Creative HomeCare Concepts LLC bearing the address of: 23632 Hwy 99, Ste F 125, Edmond WA 98026 offers to purchase from Seller(s): Amber C Clark executor/trix Estate of Martha Clark bearing the address of: 533 N 18th St Muskogee, OK 74401 the following described real estate, bearing the physical address of: 533 N 18th St Muskogee, OK 74401 in the County of Muskogee and assigned Legal Description / Parcel ID: 4610-03-222-004-1-015-20

Buyer and Seller agree to the following:

1. The purchase price is to be \$ 22,500.00*** payable in cash at closing.
2. The earnest money deposit to be \$ 10.00*** and/or other valuable consideration received to be held in escrow by Buyers attorney.
3. Balance of \$ 22,490.00*** to be paid in cash at closing.

4) The conditions of this Purchase are as follows:

a) Property is sold in "AS-IS" condition with no warranties made by the Seller. Seller will make Buyer aware of any known facts that may affect the value or condition of the Property.

b) All escrow and/or attorney closing fees, title insurance and customary closing costs shall be **PAID BY BUYER.**

c) Taxes to be prorated at closing and any previous year's taxes to be paid by Seller.

d) Seller and tenant (if any) will make property accessible to show Buyer, partners, lenders, inspectors, appraisers, advisors, contractors, vendors and/or any other related or interested parties prior to closing.

e) Buyer shall select closing escrow / attorney / agent.

f) This agreement is subject to clear title and Buyers final inspection of the property prior to closing.

5) This is a non exclusive agreement. Seller retains the right to advertise, market and negotiate the terms for sale of the property with any party Seller may solicit. However, Seller shall not attempt to enter negotiations or terms for sale directly with any investor or end-buyer disclosed to the Seller by the Buyer.

6) Seller agrees and understands that purchase of the Property is contingent upon Buyer's ability to secure funding from a private money, hard money, transactional funding, conventional loan, windfall profits an End Buyer or any other funding source prior to COE. If Buyer is unable to secure the required funding within the time prescribed, this agreement shall become null and void.

7) Closing will be within 60 days or sooner when possible from the date the agreement is accepted and signed by both Buyer and Seller. Seller grants any extension needed to clear title or to complete closing documentation. Title to the above described real estate to be conveyed by General Warranty Deed or other customary instrument of transfer.

8) All liens against the property shall be paid at closing by the Seller.

9) This offer will become a binding agreement when accepted and signed by both Buyer and Seller. If it is not accepted and signed by the Seller prior to March 31, 2021, this agreement shall be void.

10) If, after the agreement expiration date the Buyer does not acquire an End-Buyer to assign this agreement or exercise the option to buy the property within the time prescribed, this agreement becomes null and void.

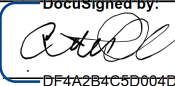
11) Buyer shall have until 10 days prior to COE (the "Inspection Period"), during which time Buyer will have the absolute right to cancel this agreement for any reason whatsoever in Buyer's discretion. Upon such cancellation, Buyer shall be entitled to a return of all earnest money deposits to be immediately refunded via escrow. Unless Buyer gives written notice of cancellation before the expiration of the Inspection Period, then Buyer will be deemed to have elected not to cancel this agreement.

12) Seller grants Buyer and Buyer's inspectors, employees and agent(s) reasonable access to conduct a walk through of the Property for the purpose of conducting any inspections of the Property Buyer may require.

13) Buyer is agreeing to purchase property to rent, lease, assign or sell, hopefully for a profit. Buyer and Seller agree Buyer is not intending to occupy the property as primary residence. Seller understands that Buyer and/or its assigns or representatives are not earning any fee or commission from Seller. Seller should not expect representation from Buyer and/or its assigns or representatives.

14) Seller agrees that Buyer can market the property including on MLS for buyers or tenants prior to closing. This offer comprises the entire agreement of Buyer and Seller and no other agreements have been made.

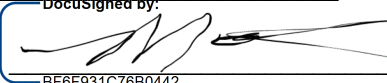
15) **Additional Terms (if any):**

Signature of **Seller:**  Date: 3/29/2021

Print Name: Amber C Clark Title: Seller

Signature of **Seller:** _____ Date: _____

Print Name: _____ Title: _____

Signature of **Buyer:**  for CHC Date: 3/29/2021

Print Name: G Mack for CHC Title: Buyer