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If you do not understand it, consult your attorney.  
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Form # 2043 07/22

### SPECIAL SALE CONTRACT

DATE: 11/28/2023

**Note: This contract 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 Name (as it will be listed on deed) \_\_\_\_\_, Buyer(s), agrees to purchase from the undersigned Seller the following real property in the municipality of (if incorporated), \_\_\_\_\_, County of St. Charles, Missouri (legal description on Seller's title to govern) being all the real property Seller owns at said address: \_\_\_\_\_ Dyer Rd. O'fallon, MO 63367 Sec. 23, Twn 48N, Rng 2E.

**2. INCLUSIONS AND EXCLUSIONS**

The purchase price includes existing improvements on the property (if any) and appurtenances, fixtures and equipment (which Seller guarantees to own free and clear) including \_\_\_\_\_  
**Note: To avoid any misunderstanding, the parties are urged to list as "included" or "excluded" any items which may be subject to question or unclear as to being considered a "fixture" such as electronic equipment. 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:**

In addition, the following items are included: \_\_\_\_\_  
The following items are excluded: \_\_\_\_\_

**3. PURCHASE PRICE.**

\$High Bid +5% is the total purchase price to be paid as follows: \_\_\_\_\_  
\$10% earnest money (\$0 if none stated) (check one)  to be delivered to OR  to be delivered to Title Partners Agency in Troy, MO \_\_\_\_\_ escrow agent within 5 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 after the "Acceptance Deadline" date (15 days if none stated) or \_\_\_\_\_.

The balance, including any adjustments set forth in this contract, less, 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 cash, Seller's check, wire transfer or any other 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

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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 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-price **OR** \$ \_\_\_\_\_ (if none stated) towards Buyer's closing costs, prepaids, points and other fees allowed by lender.

**5. CLOSING AND POSSESSION.**

**Note: All parties are encouraged to use the same title company to reduce risk. If Seller does not close at the same title company as Buyer, or Seller's choice of title company does not have a common underwriter with Buyer's title company, then Seller will be required to provide a Notice of Closing or Settlement Risk acknowledging that their settlement funds are not protected by the title insurance underwritten by the title company.**

The "Closing" is the exchange of the Seller's deed for the total purchase price. Seller shall be deemed to have received funds when funds are received by Buyer or Seller's title company. The Closing of this sale shall take place on 12/28/2023

\_\_\_\_\_ or any other date that both parties agree in writing. Buyer will close at Title Partners Agency \_\_\_\_\_, the title company which provides title insurance. Regardless of who closes for Buyer, Seller may close at the title company of Seller's choice. Title will pass when the sale is closed. Seller to deliver possession of the property and keys to Buyer later than (check only):  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.**

Seller 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 (whether or not any improvements or repairs required by this contract), ordinary wear and tear excepted, as it was on the date of this contract. Buyer shall change locks and codes following possession. Buyer and Seller authorize title company and/or Closing agent to release to broker(s) redacted copies of the Closing statements. **Note: Parties are cautioned to always call to confirm instructions before sending any funds via wire transfer.**

**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 paid in the current year and thereafter; d) any lien or encumbrance created by or assumed by Buyer in writing or any easement assumed 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. Note: Any Seller paid title costs set forth below are in addition to any Seller paid costs in Paragraph 4.**

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.

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

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

\_\_\_\_\_/\_\_\_\_\_  
BUYER BUYER

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SELLER SELLER

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

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

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

If any defects are discovered as a result of the title examination, title commitment, or the survey, and if Buyer chooses to act on this contingency, Buyer shall within 15 \_\_\_\_\_ days (25 days if none stated) after the "Acceptance Deadline" date, furnish a copy of the document evidencing the defect to Seller or listing broker stating, in writing, any title or survey defects that are 1) unacceptable; 2) not listed above; and 3) adversely affect the use of the property as it exists for residential purposes at the time of the contract. Failure by Seller or listing broker to receive such objections to title or survey within such time will constitute a waiver by Seller of any objections to the title so long as Buyer is able to obtain at Closing, an Owner's title insurance policy in the best ALTA form including mechanics lien coverage. If Buyer does timely object to any title or survey defects, Seller shall, within five (5) days from receipt of Buyer's notice of objection by Seller or listing broker, to agree in writing to correct the defects prior to Closing at Seller's expense. If Seller does not so agree, this contract is terminated unless Buyer, within two (2) additional days, agrees in writing to accept the title and survey "as is". If the contract is terminated in accordance with the provisions of this paragraph, Buyer's earnest money is returned, subject to paragraph 12 and Seller agrees to reimburse Buyer's cost to pay for title, survey, inspection(s) and appraisal. Seller shall be responsible for clearing any defects that arise between the date of the contract acceptance and Closing.

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

**7. FRANCHISE DISCLOSURE.**

Although one or more of the Broker(s) may be member of \_\_\_\_\_, the franchisor is not responsible for the acts of said Broker(s).

**8. ADJUSTMENTS AND CLOSING COSTS.**

Adjustments, charges, and Closing costs shall be agreed to be paid by the \_\_\_\_\_ (subject to Rider #2135fha or #2135va and current FHA and VA regulations) as follows:

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

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

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

- existing loans on property (if not assumed by Buyer);
- any expenses of Buyer's loan agreed to in paragraph 4;
- title company charges (for example: Closing, release, escrow, wire and closing protection letter fees) customarily paid by Seller, subject to paragraph 8;
- special taxes and special assessments levied before Closing; and
- real estate compensation to broker per separate written agreement; Seller authorizes selling portion of commission to be paid directly to selling broker; and
- agreed upon repairs.

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

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

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

180 **10. ASSIGNABLE CONTRACT.**  
181 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  
182 trust as part of the purchase price or b) Buyer is assuming the existing note. Assignment does not relieve the parties from their  
183 obligations under this contract.

184 **11. MISCELLANEOUS PROVISIONS.**  
185 Time is of the essence in the performance of the obligations of the parties. All references to a specified time shall mean Central  
186 Time. This contract shall be binding on and for the benefit of the parties and their respective heirs, personal representatives,  
187 executors, administrators or assigns. This contract shall constitute a contract for the sale of real property and shall be construed  
188 in accordance with the laws of the State of Missouri. This contract constitutes the entire agreement between the parties hereto and  
189 there are no other understandings, written or oral, relating to the subject matter hereof. The contract may not be changed, modified  
190 or amended, in whole or in part, except in writing signed by all parties.

191 **12. EARNEST MONEY.**  
192 Buyer and Seller agree that the earnest money received by escrow agent in connection with this contract shall be deposited  
193 within ten (10) banking days after the "Acceptance Deadline" date. Additional earnest money, if applicable, is to be deposited by  
194 escrow agent within ten (10) banking days after receipt. Any earnest money received within ten (10) banking days prior to the  
195 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 closed,  
196 earnest money to apply to the purchase. If any earnest money is being returned to Buyer, Buyer agrees that any expenses for  
197 services requested by Buyer may be withheld by escrow agent and paid to the applicable service provider(s). In the event of a  
198 dispute over any earnest money held by the escrow agent, the escrow agent shall continue to hold said deposit in its escrow account  
199 until: 1) escrow agent has a written release from all parties consenting to its disposition; or 2) until a civil action is filed to determine  
200 its disposition (at which time payment may be made into court, and in such event, court costs and escrow agent's attorney fees will  
201 be paid from earnest money); or 3) until a final court judgment mandates its disposition; or 4) as may be required by applicable  
202 law. The parties specifically acknowledge and agree that whenever ownership of the earnest money or any other escrowed funds,  
203 received by a Missouri licensed real estate broker, is in dispute between the parties, said broker is required by Missouri Statute,  
204 Section 339.105.4 RSMo to report and deliver the monies to the State Treasurer within 30 days of the initial projected Closing  
205 date. Broker shall not report and deliver any such monies to the State Treasurer until at least sixty (60) days after the initial projected  
206 Closing date.

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

210 **13. REMEDIES.**  
211 If either party defaults in the performance of any obligation of this contract, the party claiming a default shall notify the other party  
212 in writing of the nature of the default and his election of remedy. The notifying party may, but is not required to, provide the  
213 defaulting party with a deadline for curing the default. If the default is by Buyer, Seller may either accept the earnest money as  
214 liquidated damages and release Buyer from the contract (in lieu of making any claim in court), or may pursue any remedy at law  
215 or in equity. If Seller accepts the earnest money, it shall be divided as follows: expenses of broker and Seller in this transaction will  
216 be reimbursed, and balance to go one-half to Seller, and one-half divided equally between listing broker and selling broker (if working  
217 as subagent of Seller) in lieu of commission on this contract. If the default is by Seller, Buyer may either release Seller from liability  
218 upon Seller's release of the earnest money and reimbursement to Buyer for all direct costs and expenses, as specified in Buyer's notice

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219 of default (in lieu of making any claim in court), or may pursue any remedy at law and in equity, including enforcement of sale.  
220 Buyer's release of Seller does not relieve Seller of his liability to brokers under the listing contract. In the event of litigation between  
221 the parties, the prevailing party shall recover, in addition to damages or equitable relief, the cost of litigation including  
222 reasonable attorney's fee. This provision shall survive Closing and delivery of Seller's deed to Buyer.

223 **14. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA).**

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

226 **15. CONSTRUCTION.**

227 Words and phrases shall be construed as in the singular or plural number, and as masculine, feminine or gender neutral, according  
228 to the context. The term "listing broker" is used, it refers to one of the following: a) a broker working for the Seller under an  
229 agency listing contract; b) a broker assisting the Seller as a transaction broker, whichever is appropriate. When the term "selling  
230 broker" is used, it refers to one of the following: a) a broker working for the Buyer under a buyer's agency agreement; b) a broker  
231 assisting the Seller as an agent of the Seller; or c) a broker assisting the Buyer as a transaction broker, whichever is appropriate.  
232 The term "broker" shall include the broker's affiliated licensees (referred to as "salespeople"). **With the exception of the term**  
233 **"working days" used in paragraph 12, a day is defined as a 24-hour calendar day, seven (7) days per week.**

234 **16. FLOOD PLAIN.**

235 Buyer may terminate this contract if a portion of the property is located in a designated 100-year flood plain unless disclosed to  
236 Buyer in writing prior to contract. If terminated, earnest money to be returned to Buyer, subject to paragraph 12. Failure by Buyer  
237 to terminate within 10 days of actual knowledge of 100-year flood plain, or by Closing, whichever occurs first, shall be deemed a  
238 waiver by Buyer of this contingency.

239 **17. ACCESS, FINAL WALK-THROUGH AND UTILITIES.**

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

246 **18. SPECIAL AGREEMENTS.**

247 Special agreements and Riders between Buyer and Seller forming part of this contract: Seller to pay for the survey, title  
248 examination, and title commitment. Buyer to pay the title insurance premium.  
249 \_\_\_\_\_  
250 \_\_\_\_\_  
251 \_\_\_\_\_  
252 \_\_\_\_\_  
253 \_\_\_\_\_

- 254  Special Sale Inspection Rider (Form #2184)  Show the Rider to the Sale Contract (Form #2176)  
255  Other # Attached Legal Description  Other # \_\_\_\_\_

256 **19. SQUARE FOOTAGE AND LOT SIZE DISCLOSURE.**

257 Broker is not an expert in measuring and does not measure the total square footage or lot size of the property. To the extent that  
258 Broker provides or shares information about the property, the information comes from one or more other sources, is only an  
259 approximation and is not verified by Broker. There may be differing standards used in Missouri for measuring total square footage  
260 of property, and the available information about total square footage can vary depending upon the source, the measurement  
261 standard that was used and the date of measurement. One source for total square footage is public information from the county  
262 assessor's office, but the county assessor's office does not warrant the accuracy of the information and neither does Broker. If you  
263 wish to have verifiable and accurate information about the total square footage of the property, you should retain a qualified  
264 professional appraiser to measure the property according to the measurement standard that the appraiser deems appropriate. The  
265 price per square foot for any property is a calculation based upon, among other things, total square footage, so price per square  
266 foot also is only an approximation and is subject to the same uncertainties and limitations described in this paragraph. If you wish  
267 to have verifiable and accurate information on lot size you should retain a licensed surveyor.

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268 **20. SELLER'S DISCLOSURE STATEMENT. (Check one)**

269  Buyer confirms that before signing this offer to purchase, Buyer has read a copy of the Seller's Disclosure Statement for this  
270 property. The Seller's Disclosure Statement is not a substitute for any inspection that Buyer may wish to obtain. Buyer is  
271 advised to address any concerns Buyer may have about information in the statement by use of contingencies in the contract.

272  Seller agrees to provide Buyer with a Seller's Disclosure Statement within one (1) day after the "Acceptance Deadline" date.  
273 Buyer shall have three (3) days after the "Acceptance Deadline" date to review said statements and to declare in writing that  
274 the contract is terminated and the earnest money is to be returned to Buyer, subject to paragraph 12. Otherwise, this  
275 contingency shall be deemed as waived by Buyer.

276  No Seller's Disclosure Statement will be provided by Seller.

277 By his signature, Seller confirms that the information in the Seller's Disclosure Statement is accurate as of the date of this contract.  
278 Seller will fully and promptly disclose in writing any new material information pertaining to the property that is discovered at any  
279 time prior to the Seller's Disclosure Statement. Seller states that if Seller knows or should have known that the property was a lab, production or storage site  
280 for methamphetamine or was the residence of a person convicted of crimes related to methamphetamine, Seller will attach a  
281 written explanation.

282 **Note: The Seller's Disclosure Statement is not in any way incorporated into the terms of this contract.**

283 **21. RELATIONSIPS AND COMMUNICATION DISCLOSURES.**

284 Buyer and Seller confirm that disclosure of the licensee's relationship was made no later than the first showing of the property,  
285 upon first contact or immediately upon the occurrence of a change to the relationship.

286 **Note: Under REC Rules and Regulations, one box must be checked in each of the following two sections by the Selling**  
287 **Licensee.**

288 **Licensee assisting Seller is a: (Check appropriate box)**

- 289  Seller's Agent: Licensee is acting on behalf of the Seller.
- 290  Buyer's Agent: Licensee is acting on behalf of the Buyer.
- 291  Dual Agent: Licensee is acting on behalf of both Seller and Buyer.
- 292  Designated Agent: Licensee has been designated to act on behalf of the Seller.
- 293  Transaction Broker Assisting Seller: Licensee is not acting on behalf of either Seller or Buyer.

294 **Licensee Personal Interest Disclosure: (Complete only if applicable)**

295 \_\_\_\_\_ (insert name of licensee) is a real  
 296 estate broker or salesperson licensed in the state of \_\_\_\_\_ and is (Check one or more, as applicable)  
 297  a party to this transaction;  a principal of and/or has a direct or indirect ownership interest with  Seller  Buyer; and/or  
 298  an immediate family member of  Seller  Buyer  Other Specify: \_\_\_\_\_

299 **Licensee assisting Buyer is a: (Check appropriate box)**

- 300  Buyer's Agent: Licensee is acting on behalf of the Buyer.
- 301  Seller's Agent: Licensee is acting on behalf of the Seller.
- 302  Dual Agent: Licensee is acting on behalf of both Buyer and Seller.
- 303  Designated Agent: Licensee has been designated to act on behalf of the Buyer.
- 304  Transaction Broker Assisting Buyer: Licensee is not acting on behalf of either Buyer or Seller.
- 305  Subagent of Seller: Licensee is acting on behalf of the Seller.

306 **Licensee Personal Interest Disclosure: (Complete only if applicable)**

307 \_\_\_\_\_ (insert name of licensee) is a real  
 308 estate broker or salesperson licensed in the state of \_\_\_\_\_ and is (Check one or more, as applicable)  
 309  a party to this transaction;  a principal of and/or has a direct or indirect ownership interest with  Seller  Buyer; and/or  
 310  an immediate family member of  Seller  Buyer  Other Specify: \_\_\_\_\_

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

BUYER BUYER

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SELLER SELLER

312 Buyer and Seller acknowledge that they have received and read the Missouri Real Estate Commission Broker Disclosure Form.  
313 By signing below, the licensees confirm making disclosure of the brokerage relationship to the appropriate parties.  
314 All Parties agree that this transaction can be conducted by electronic/digital signatures, according to the Uniform Electronic  
315 Transaction Act as adopted by the state of Missouri.

316 N/A Meyer & Company Real Estate  
317 **Brokerage Firm Name Assisting Buyer** **Brokerage Firm Name Assisting Seller**  
318 **Broker's Firm State License ID#: N/A** **Broker's Firm State License ID#: 2007012597**  
319 **By (Signature):**  **By (Signature):**   
320 **Printed Name: N/A** **Printed Name: Richard Meyer**  
321 **Licensee State License ID#: N/A** **Licensee State License ID#: 1999108118**  
322 **Date: \_\_\_\_\_ MLS ID: \_\_\_\_\_** **Date: \_\_\_\_\_ MLS ID: RMEYER**

323 **OFFER to be accepted by: \_\_\_\_\_ m of 12/01/2023**  
324    
325 **BUYER SIGNATURE** **BUYER SIGNATURE** **DATE**  
326 \_\_\_\_\_  
327 **Buyer Printed Name** **Buyer Printed Name**

328 **SELLER ACCEPTS THE TERMS SET FORTH IN THIS CONTRACT.**  
329    
330 **SELLER SIGNATURE** **TIME and DATE** **SELLER SIGNATURE** **TIME and DATE**  
331 \_\_\_\_\_  
332 **Seller Printed Name** **Seller Printed Name**

333 **OR**   **(initials) WE REJECT THIS OFFER AND MAKE A COUNTEROFFER.**  
334 **(use Form #2164 Sale Contract Counteroffer Form).**  
335 **OR**   **(initials) WE REJECT THIS OFFER.**  
336 **Note: Unless otherwise agreed in writing, "Acceptance Deadline" is defined as the date for acceptance was provided to**  
337 **the last party whose signature resulted in a contract (even if that signature was obtained before the deadline).**