

ALLEN REAL ESTATE SERVICES, LLC

1065 Dove Run Road, Suite 2
Lexington, KY 40502
(859) 253-1818 * Fax (859) 294-3216 * Mobile (859) 509-2222

CONTRACT FOR SALE OF REAL ESTATE

[INSERT DATE]

Through ALLEN REAL ESTATE SERVICES, LLC _____
("Buyer") hereby offers and agrees to pay the sum of _____
_____ Dollars, (\$ _____) for the following property located in _____ County,
Kentucky, with all improvements thereon including any and all shades, screens, awnings and all permanent and attached fixtures
thereto, and known more particularly as: _____
_____.

As evidence of good faith to bind this Contract, the sum of \$ _____ is deposited with Allen Real Estate
Services, LLC to be held in its escrow account and applied to the purchase price, upon passing of the deed, or refunded if the title
should prove to be unmerchantable. The balance of the purchase price of \$ _____ will be paid by Buyer in cash
upon passing of deed and/or consistent with other financial arrangements that may have been specifically agreed to by the parties, if
any, as follows: _____
_____.

This is an auction sale and the Buyer assumes the property "as is" with no warranties, no contingencies, and not subject to
any appraisal. All inspections must have been performed prior to the sale. If the Buyer does not close the transaction within 30 days
from the date of this contract, the seller may void this Contract and accept the down payment as liquated damages or may pursue all
legal remedies available. Time is of the essence in this Contract.

A Deed of General Warranty, with the usual covenants shall be executed and presented to the buyer not later than
_____, conveying to Buyer a title to said property which shall be free from all encumbrances of every
kind, except any easements or restrictions of record affecting said property as of the date of this Contract and such other exceptions, if
any, as follows: _____.

All Rents and interest involved in this sale shall be adjusted and prorated to the date of deed transfer.
Taxes on said property shall be adjusted and prorated to the date of deed transfer.
Possession of said property shall be given no later than with deed transfer upon payment in full.
Real Estate Commission will be paid by seller per agreement between seller and Allen Real Estate Services, LLC.

By signing below, Buyer agrees that he/she has read the entire contents of this Contract and has read and agrees to all of the
Terms and Conditions of Sale provided by Allen Real Estate Services, LLC in connection with the sale of the property purchased
hereunder. Buyer is not relying on verbal statements not contained herein. Buyer has examined the property described above, is
thoroughly acquainted with its condition, and accepts it as such. Buyer understands that inspections of the premises were to be made
prior to the auction, and all warranties and representations contained herein, if any, shall become null and void after the closing and
transfer of the said property.

TIME IS OF THE ESSENCE IN THIS CONTRACT

Buyer is hereby advised to place insurance on this property upon acceptance of this Contract.

Witness

Buyers

The above Contract is hereby accepted this _____ day of _____ 20_____.

Witness

Sellers