



PURCHASE AGREEMENT

Approved by and restricted to use by members of the Southern Indiana REALTORS® Association, Inc.
THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK LEGAL ADVICE.



1 To Seller(s)/Assignee(s) Fannie Mae, Dated (mm/dd/yyyy): 07/10/2012. The undersigned
 2 Buyer(s) offer to purchase the real property commonly known as 1 Riverpointe Plaza Unit 1104
 3 in Jeffersonville City, Clark County, Indiana (the "Property"), for the sum of
 4 (Purchase Price) Two Hundred Twenty Thousand (\$ 220,000.00)
 5 payable in accordance with Section 1. Such real estate, including the improvements and fixtures described in MLS # 201204011
 6 (see attached MLS Client Data Sheet) or more particularly described in OTHER PROVISIONS, is called the "Property". Except for terms under 1.03
 7 and 1.04, improvements and fixtures shall be fully paid and free of liens at time of closing. TIME IS OF THE ESSENCE. Time periods specified in this
 8 Agreement and any subsequent Addenda to the Purchase Agreement are calendar days and shall expire at 11:59 p.m. unless the parties agree in
 9 writing to a different date and/or time. The initial day of the event shall not be counted. This offer is made subject to the following provisions:

SECTION 1. MANNER OF PAYMENT OF PURCHASE PRICE

(check one)

- 12 1.01 Cash. The Purchase Price shall be paid in cash. Buyer(s) to provide verification of funds within 2 days after acceptance of this
 13 Agreement.
 14 1.02 Cash with New Mortgage. The Purchase Price shall be paid with the down payment of _____
 15 (\$ _____) and the balance of the purchase price to be paid by:
 16 Conventional Insured Conventional FHA VA (specify) _____ mortgage.
 17 (a) Buyer(s) to make Loan Application within _____ days after acceptance of this Agreement and then proceed promptly and in
 18 good faith to meet the lender's requirements for a Loan Approval.
 19 (b) Buyer(s) to provide (or authorize Lender to provide) Listing Agent/Designee with a loan commitment letter within _____ days
 20 after loan application. Letter shall include a list of required conditions to close. Buyer(s) authorizes lender to disclose to Listing
 21 Agent/Designee progress of the Loan. All parties shall be notified in writing as soon as any changes of financing and/or lender occur.
 22 Such changes shall not affect any other terms of this contract without a properly executed Amendment.
 23 (c) Seller(s) agrees to pay Buyer's costs of financing to include closing costs, pre-pays, and/or points not to exceed \$ _____
 24 Buyer(s) shall pay all other costs associated with obtaining the loan except Seller's costs required by law and Seller's appropriate
 25 settlement expenses. Any compensation due to Broker under a Listing Contract signed by Seller(s), or Buyer Agency Agreement
 26 signed by Buyer(s), shall be withheld and paid by the Closing Agent at closing, as provided by said Agreement or as provided herein.
 27 (d) If the Purchase Price exceeds the amount of the appraisal, Buyer(s) may terminate this Agreement.
 28 (e) If Buyer(s) is unable to obtain financing, this Agreement shall automatically terminate with signed, written proof from lender.
 29 (f) Seller(s) and/or Agents may provide information to assist lender in processing loan.
 30 1.03 Cash with Assumption of Existing Mortgage. (If checked, see attached required Addendum.)
 31 1.04 Contract for Conditional Sales/Purchase Money Mortgage. (If checked, see attached required Addendum.)
 32 1.05 First Right of Refusal. (If checked, see attached required Addendum.)

SECTION 2. REAL ESTATE TAXES, ASSESSMENTS, AND ASSOCIATION DUES

(check one)

- 35 2.01 (a) Buyer(s) shall assume and pay real estate taxes due and payable in May or November of year _____, and all
 36 subsequent taxes. Seller(s) shall pay all prior real estate taxes at or before closing.
 37 2.02 (b) The real estate taxes and all assessments shall be prorated. Seller(s) shall pay real estate taxes and assessments that are payable
 38 during the year in which closing occurs, and taxes payable during the succeeding year as computed and prorated to the date of
 39 closing. Buyer(s) shall assume and pay all subsequent taxes and assessments.
 40 2.03 (c) Seller(s) will give Buyer(s) a credit of \$ _____ toward real estate taxes at closing.

41 **WARNING: The succeeding year tax bill for recently assessed improvements may greatly exceed the last tax bill available to the Closing**
 42 **Agent. Terms of this section shall be a full and final settlement of all tax obligations regarding the Property. If at the time of closing the tax**
 43 **bill for the Property for the succeeding year has not been issued, taxes payable by either party shall be computed based on the last tax bill**
 44 **available to the Closing Agent.**

45 Seller(s) shall pay any special assessments applicable to the Property previously made to benefit the Property. Seller(s) warrants that Seller(s) has
 46 no knowledge of any planned improvements that may result in a change of assessments and that no governmental or private agency has served
 47 notice requiring repairs, alterations, or corrections of any existing conditions. Improvements that are not completed as of the date above but that
 48 may result in a lien or charge, shall be paid by Buyer(s). Buyer(s) will assume and pay all special assessments after the date of closing.
 49 All Association fees to be prorated to date of closing.

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1 Riverpointe Plaza Unit 1104

Address: Jeffersonville,

Buyer(s) [Signature]

Date: 07/10/2012

Seller(s) [Signature]

Date: _____

IN WITNESS WHEREOF, the Purchaser and the Seller have entered into this Addendum as of the date first set forth above.

PURCHASER (S):

Signature: Mary Lou Trautwein Lamki

Date: July 10th, 2012

Print Name: Mary Lou Trautwein Lamki

Address: 1 Riverpointe Plaza Unit 603

Jeffersonville, IN 47130

Telephone: 812-283-6295

Fax: _____

Signature: _____

Date: _____

Print Name: _____

Address: _____

Telephone: _____

Fax: _____

SELLER:

FANNIE MAE

_____, as Attorney in Fact
for Fannie Mae

FANNIE MAE as Attorney in Fact
for _____

By: _____

Date: _____

PURCHASER'S AGENT:

Brokerage Firm: RE/MAX FIRST

Purchaser's Agent Name: Diana Mayfield/Susan Riley

Address: 1712 Williamsburg Dr

Jeffersonville, IN 47130

Telephone: 5022911758

Fax: 8122834778

Email Address: dmayfield@28first.com Sriley@28first.c

SELLER'S AGENT:

Brokerage Firm: RE/MAX FIRST

Seller's Agent Name: Diana Mayfield/Susan Riley

Address: 1712 Williamsburg Dr

Jeffersonville, IN 47130

Telephone: 5022911758

Fax: 8122837175

Email Address: dmayfield@28first.com Sriley@28first.c

PURCHASER (Initials) MLT

SELLER (Initials) _____

**OWNER OCCUPANT CERTIFICATION
Rider to the Real Estate Purchase Addendum**

REO# C1200NF

Property Address 1 Riverpointe Plaza Unit 1104, Jeffersonville, IN

This is to certify that consistent with the representation made by me in the Real Estate Purchase Addendum, Section 4, Use of Property, I will occupy, establish and use the above-referenced property as my primary residence within 60 days after the Closing and will continue to occupy the property as my primary residence for at least one year after the date of occupancy, unless extenuating circumstances arise which are beyond my control. If the property is a multi-unit property, I may rent units other than the unit that I occupy as my primary residence. Furthermore, I fully understand that Fannie Mae is relying upon my representation of being an owner occupant of the property, and that the sale of the property to me by Fannie Mae is conditioned upon this representation.

In the event that I do not occupy the property as my primary residence in accordance with the above certification, I shall pay Ten Thousand Dollars (\$10,000) to Seller as liquidated damages, which amount shall be in addition to Seller's right to retain any earnest money deposit and any other funds then paid by the Purchaser as liquidated damages pursuant to Section 19 of the Real Estate Purchase Addendum and any other remedy available to Seller at law or equity. Additionally, I agree to pay Seller's reasonable attorney fees and costs incurred by Seller in enforcing its rights hereunder.

Mary Lou Trautwein-Larkin
PURCHASER

7-6-2012
Date

MARY LOU TRAUTWEIN-LARKIN
PURCHASER

Date

PURCHASER EMAIL ADDRESS*

Agent certifies that he/she has not knowingly submitted to Seller the sales contract and Real Estate Purchase Addendum for the above referenced property on behalf of an investor purchaser. Agent further certifies that he/she is aware of the penalties to the buyer for false certification.

Diana J. Mayfield
Susan B. Biley
SELLING (BUYER'S) AGENT

7-6-2012
Date

dmayfield@a8first.com

SBiley@a8first.com

SELLING (BUYER'S) AGENT EMAIL ADDRESS*

*Optional field. Providing an email address allows Fannie Mae to notify you of special HomePath offers in the future, which helps buyers and real estate professionals receive the maximum benefit from these opportunities.

NOTIFICATION TO LISTING AGENT

REO# C1200NF

Property Address 1 Riverpointe Plaza Unit 1104, Jeffersonville, IN

Listing broker/agent is hereby notified that if, for any reason, you have concern that the Owner Occupant Certification made by the PURCHASER(S) or SELLING AGENT is false, misleading or a misrepresentation of the truth that you should report this concern to your Fannie Mae sales representative or Asset Management Provider.

I have read and understood this notification.

Diana Y. Manfelle
Susan R. Riley
LISTING AGENT

7-6-2012
DATE

Buyer states she owns unit 603. Intends to move into unit 1104 and sell unit 603.

Mary Lou Trautwein-Lankin 7/6/2012
MARY LOU TRAUTWEIN LANKIN