

Elite Title Co.,LLC

2561 Battlefield Parkway
Fort Oglethorpe, Georgia 30742
706-419-1903
Fax-706-419-1902

Seller

Seller

I(we) hereby offer to purchase the following described real estate in _____ County,
_____, known as:_____.

I(we) will pay for said real estate \$ _____ (Dollars) in cash, the deferred balance
of \$ _____, to be represented by noted bearing _____ percent interest per annum,
secured by lien and Security Deed on said property to be paid as follows:_____.

Deed to be made in the name of _____, and wife,_____.

The following provisions and stipulations are a part of this offer:_____.

Conveyance is to be made by Warranty Deed subject to existing zoning, ordinances and
protective covenants and recorded restrictions applicable to subject property.

To make this offer valid, I(we) hereby deposit with _____, the sum of
\$ _____, which sum, if the sale is consummated, shall be credited on the purchase price
and constitute a part of the cash payment for said property. In the event title to said property is
defective and cannot be perfected within a reasonable time, or in the event this offer is not
accepted by the owner within _____ days from date, then this offer shall stand revoked and the
sum deposited shall be returned to me(us).

Should I(we) revoke or withdraw this offer, or fail or refuse to carry out its terms then the owner
may at his option, (1) retain the sum of money deposited which I(we) agree shall constitute
liquidated damages for my(our) failure or refusal to abide by the terms of this offer, or (2)
proceed to enforce their legal rights, if any.

In the event if damage (not caused by negligence of Purchase) to improvements or land by fire,
windstorm, or other causes before purchase is closed, then purchaser may declare this contract
void and recover deposit. In the event of the default of either party hereto and litigation ensues,
a reasonable attorney's fee shall be included in the damages of the non defaulting party
recoverable together with any court costs.

Should this offer be accepted by Seller, I(we) agree to close the purchase of the property on or
before _____, 2012, taxes, interest, fire and insurance and rent are to be
pro-rated from date of closing. Closing to take place at Elite Title Co.LLC.

Possession of property to be secured by me(us) on or before _____, 2012.

This the _____ day of _____, 2012.

Purchaser

Purchaser

I(we) hereby accept the foregoing this _____ day of _____, 2012.

Seller

Seller