

OFFER TO LEASE/PURCHASE REAL ESTATE

BE IT KNOWN, the undersigned _____
(Buyer)

Address

Date of Birth

Phone

DL/Photo I.D. number

offers to purchase from Clarcona Resort Condominium Association (Seller) 3000
Clarcona Road Suite 201A , Apopka , County of Orange, State of Florida, said
property more particularly described as:

Condo# _____ Unit# _____

The offer price is (must meet minimum requirement) \$ _____

Deposit (20% of purchase price) Due upon offer
acceptance. \$ _____

_____ 1. This offer is subject to Seller financing to Buyer the balance of the
Init. purchase price according to the following terms:

Seller financing requirements to be completed within three business days
after offer has been accepted:

- a. Seller financing will require Buyer to submit to background check and
drug screening with satisfactory results. (no recorded evictions will be
accepted)
- b. Buyer agrees to pay non-refundable screening fee of seventy dollars
(\$70.00) upon acceptance of Seller financed offer.
- c. The Association reserves the right to reject any Seller financed offers
that do not meet the above criteria.

_____ 2. Said property will be sold in as is condition. Seller will not be responsible
Init. for any prior liens, mortgages or any other encumbrances. If available a
list of known encumbrances will be provided upon request.

_____ 3. Quit Claim Deed will be furnished to Buyer by Seller at the end of contract .
Init. Buyer assumes responsibility for all costs associated with deed recording.

_____ 4. Deed must be recorded with ten days after execution.
Init. Failure to provide proof of filing within ten working days will result in
filing and administrative fees of no less than \$150.00 (one hundred and
fifty dollars).

_____ 5. The parties agree to execute a purchase agreement according to the terms
Init. of this offer within three business days after offer has been accepted by
A.O.U Committee.

_____ 6. By signing below all parties agree to the above terms:
Init.

SIGNATURES:

Buyer

Witness

Buyer

Witness

Seller

Witness