## CONTRACT FOR DEED

THIS CONTRACT FOR DEED (this "Agreement") dated this 16th day of September, 2017 BETWEEN:

 of

(the "Seller")

OF THE FIRST PART

AND

 of

(the "Purchaser")

OF THE SECOND PART

IN CONSIDERATION OF the covenants and agreements contained in this Agreement and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties to this Agreement agree as follows:

# Sale of Property

1. On the 16th day of September, 2017, the Seller, for and in consideration of the sum of

$0.00, does hereby convey and grant with warranty covenants to the Purchaser, all of the following lands and property, together with all improvements located on the property:

(the "Premises").

# Purchase Price

1. The purchase price (the "Purchase Price") of the Premises is $0.00. The Purchaser agrees to pay $0.00 upon execution of this Agreement and the balance of the Purchase Price being payable in monthly installments of $0.00, due on the of each month, beginning on September 16, 2017 until the Purchase Price is paid in full.

# Interest Charges

1. Interest of 0% per year will be computed monthly and deducted from the monthly payments. The balance of the monthly payment will be applied to the principal amount of the Purchase Price outstanding.

# Property Taxes and Assessments

1. For the duration of this Agreement, the Purchaser will be responsible for all taxes, and assessments levied against the Premises.

# Insurance

1. The Purchaser is not responsible for insuring the Seller's contents and furnishings in or about the Premises against either damage or loss and the Purchaser assumes no liability for any such damage or loss.
2. The Purchaser is hereby advised and understands that the personal property of the Purchaser is not insured by the Seller for either damage or loss, and the Seller assumes no responsibility for any such damage or loss. The Purchaser is advised that, if insurance

coverage is desired by the Purchaser, the Purchaser should inquire with the Purchaser's insurance agent regarding a personal contents policy of insurance.

1. The Purchaser is hereby advised and understands that the Premises is not insured by the Seller for either damage or loss to the structure, mechanical or improvements to the Premises, and the Seller assumes no responsibility for any such damage or loss. The Purchaser is advised that insurance coverage is required by the Seller, and the Purchaser should inquire with the Purchaser's insurance agent regarding a policy of insurance for the Premises and provide a copy of such policy to the Seller once it is in place. Failure to insure the Premises is a violation of this Agreement and may result in the termination of the Agreement.
2. The Purchaser is responsible for maintaining liability insurance on the Premises for the benefit of both the Purchaser and the Seller, and the Purchaser assumes liability for any damage or loss arising from the liability of either the Purchaser or the Seller.
3. For any required insurance of the Purchaser stipulated in this contract, the proof of insurance will be furnished to the Seller upon renewal of such insurance within two weeks of renewal.

# Purchaser's Default

1. In the event of the Purchaser's failure to perform any covenant or condition contained in this Agreement, the Seller will give the Purchaser a notice of default. The notice will give the Purchaser 14 days from the date the notice is received to remedy the default. If the Purchaser fails to remedy the default within 14 days, then the entire balance of the Purchase Price, including interest payable, will become due immediately after the fourteen (14) day period to remedy the default expires (the "Notice Period"). Failure to pay the full amount of the Purchase Price owing will result in the termination of this Agreement at the end of the Notice Period.
2. The Purchaser and the Seller agree that in the event that the Purchaser fails to remedy a default and this Agreement is terminated, the Purchaser will vacate the Premises within 0 days of the Agreement terminating. The Purchaser and the Seller further agree that failure of the Purchaser to vacate within that period gives the Seller a right to maintain an action to obtain vacant possession of the Premises.
3. In the event of default and termination of this Agreement by the Purchaser, the Purchaser

forfeits any and all payments made under the terms of this Agreement, including but not limited to all payments made towards the Purchase Price, and any and all taxes, assessments, or insurance premiums paid by the Purchaser, as liquidated damages for breach of this Agreement.

1. The Seller reserves the right to recover damages resulting from the willful acts or negligence of the Purchaser.

# Seller's Right to Reinstate Agreement After Default

1. In the event of the Purchaser's default and the termination of this Agreement, the Seller, at his sole discretion, will have the right to reinstate this Agreement. In exercising his discretion, the Seller may require the Purchaser to:
	1. pay all amounts due and owing under this Agreement had the Agreement not been terminated;
	2. cure any defaults that have occurred; and
	3. pay all expenses incurred by the Seller in enforcing their rights under this Agreement.
2. All payments made under the preceding provision must be made in a form acceptable to both parties.

# Assignment or Sale of the Premises

1. The Purchaser may not sell, assign, transfer, convey, encumber, or otherwise deal with any interest in the Premises without the written consent of the Seller.

# Deed and Evidence of Title

1. Upon payment of the full Purchase Price, including all taxes, assessments, interest, and other charges due to the Seller, the Seller agrees to deliver to the Purchaser, within a reasonable amount of time, a Warranty Deed to the Premises in the name of the Purchaser, free and clear of all liens and encumbrances.

# Notices

1. All notices required to be sent under this Agreement will be sent by pre-paid registered mail to:

If to the Purchaser:

 of . If to the Seller:

 of .

# Charges for Late Payment

1. In the event the Purchaser pays a monthly installment payment after it becomes due, there will be a late fee of $0.00 assessed to the Purchaser as a reasonable pre-estimate of the Seller's loss as a result of the late payment. Such fees will be deducted from any payment to the Seller before being applied against the monthly installment owing.

# Conveyance or Mortgage by Seller

1. The Seller reserves the right to encumber the Premises with a mortgage. The Seller agrees to meet the obligations due under the mortgage and to provide proof of the same to the Purchaser upon the written demand of the Purchaser.
2. The Seller reserves the right to convey their interest in the Premises, subject to this Agreement. Such conveyance will not be cause for termination of this Agreement.

# Security

1. This Agreement will act as security for the performance of all of the Purchaser's obligations under this Agreement.

# Time of the Essence

1. Time is of the essence for the performance of all of the Purchaser's obligations under this

Agreement.

# Attorney Fees

1. In the event of a default by the Purchaser, the Purchaser will pay all the Seller's reasonable and actual attorney fees associated with enforcing the Seller's rights under this Agreement. The default will not be deemed to be corrected until all attorney fees have been paid.

# Entire Agreement

1. This Agreement will constitute the entire agreement between the Purchaser and the Seller. Any prior understanding or representation of any kind preceding the date of this Agreement will not be binding on either party except to the extent that it is incorporated into this Agreement.

# Amendments

1. Any amendments or modifications of this Agreement or additional obligations assumed by either party in connection with this Agreement will only be binding if they are evidenced in writing and signed by each party or an authorized representative of each party.

# Waivers

1. A waiver of any rights by any party in connection with this Agreement will only be binding if evidenced in writing and signed by each party or an authorized representative of each party.

# Severability

1. If there is a conflict between any provision of this Agreement and the applicable legislation of the State of Texas (the "Act"), the Act will prevail and such provisions of this Agreement will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Agreement.
2. In the event that any of the provisions of this Agreement will be held to be invalid or unenforceable in whole or in part, those provisions, to the extent enforceable and all other provisions of this Agreement will nevertheless continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Agreement and the remaining provisions had been executed by both parties subsequent to the expungement of the invalid provision.

# Interpretation

1. Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Agreement. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

# Joint and Several Liability

1. All Sellers are jointly and severally liable for the acts, omissions, and liabilities of all other Sellers to this Agreement.

# Heirs and Assigns

1. This Agreement will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors, and assigns, as the case may be, of each party to this Agreement. All covenants are to be construed as conditions of this Agreement.

IN WITNESS WHEREOF the Seller and Purchaser have duly affixed their signatures under hand and seal on this 16th day of September, 2017.

Witness: (Sign)

 (Print) (Seller)

Witness: (Sign)

 (Print) (Purchaser)

## SELLER ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF

The instrument was acknowledged before me on the 16th day of September, 2017, by

 .

Notary Public

My commission expires:

## PURCHASER ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF

The instrument was acknowledged before me on the 16th day of September, 2017, by

 .

Notary Public

My commission expires:

## DISCLOSURE REQUIREMENTS

We recommend that you provide the Purchaser with an Amortization Schedule detailing the payments to be made for the duration of this Agreement.

If the house you are selling was built prior to 1978, the Seller is required to deliver a lead paint disclosure to the Purchaser. If this applies to your sale, please visit <http://www.hud.gov/offices/lead/enforcement/disclosure.cfm> and print off the lead paint pamphlet and disclosure form.

If you have any questions or concerns regarding what needs to be disclosed, please contact a local attorney.

Subchapter D, Chapter 5 of the Texas Property Code requires the Seller to meet the following disclosure requirements:

Seller's Disclosure of Property Condition

Before the Purchaser signs the Contract, the Seller must provide the Purchaser with

1. a survey, completed within the past year, of the real property;
2. copies of any documents that describe an encumbrance or other claim affecting title to the real property; and
3. either a disclosure notice check list if the property is in a recorded subdivision OR a separate disclosure form stating that utilities may not be available to the property until the subdivision is recorded as required by law.

Seller's Disclosure of Tax Payments and Insurance Coverage

Before the Purchaser signs the Contract, the Seller must provide the Purchaser with

1. a tax certificate for the property; and
2. a copy of any insurance policy relating to the property that indicates:
3. the name of the insurer and the insured;
4. the description of the property insured; and
5. the amount for which the property is insured.

Seller's Disclosure of Financing Terms

Before the Purchaser signs the Contract, the Seller must provide the Purchaser with a written statement that specifies

1. the purchase price of the property;
2. the interest rate charged under the contract;
3. the dollar amount of the interest charged for the term of the contract;
4. the total amount of principal and interest to be paid under the contract;
5. the late charge, if any, that may be assessed under the contract;
6. the fact that the seller may not charge a prepayment penalty or any similar fee if the purchaser elects to pay the entire amount due under the contract before the scheduled payment date under the contract

Annual Accounting Statement

Every January each year, the Seller must give the Purchaser an Annual Accounting Statement that specifies

1. the amount paid under the Contract;
2. the remaining amount owed under the Contract;
3. the number of payments remaining under the Contract;
4. the amounts paid to taxing authorities on the purchaser's behalf if collected by the Seller;
5. if the property has been damaged and the Seller has received insurance proceeds, an accounting of the proceeds applied to the property; and
6. if the Seller has changed insurance coverage, a copy of the current policy.

Foreign Language Requirement

Unless the Purchaser is a close relative of the Seller, if the negotiations relating to the Contract for Deed are conducted primarily in a language other than English, then the Seller must give the Purchaser a copy of all written documents translated into that language.

[You can access the legislation by going to http://www.capitol.state.tx.us/statutes/pr.toc.htm.](http://www.capitol.state.tx.us/statutes/pr.toc.htm) Select Chapter 5 and scroll down to section 5.061 and following.

NOTICE OF CANCELLATION

THE PURCHASER MAY CANCEL THIS CONTRACT FOR DEED FOR ANY REASON WITHOUT ANY PENALTY OR OBLIGATION WITHIN TWO WEEKS OF SIGNING THIS

AGREEMENT

* 1. TO CANCEL, THE PURCHASER MUST SEND BY TELEGRAM OR CERTIFIED OR REGISTERED MAIL, RETURN RECEIPT REQUESTED, OR DELIVER IN PERSON A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE TO THE SELLER AT THE ADDRESS PROVIDED IN THE AGREEMENT WITHIN TWO WEEKS OF SIGNING THE AGREEMENT.
	2. THE SELLER WILL, NOT LATER THAN THE 10TH DAY AFTER THE DATE THE SELLER RECEIVES THE PURCHASER'S CANCELLATION NOTICE:
		1. RETURN THE CONTRACT FOR DEED AND ANY PROPERTY EXCHANGED OR PAYMENTS MADE BY THE PURCHASER UNDER THE CONTRACT; AND
		2. CANCEL ANY SECURITY INTEREST ARISING OUT OF THE CONTRACT.

I ACKNOWLEDGE RECEIPT OF THIS NOTICE OF CANCELLATION FORM.

(Date) (Purchaser's Signature)

(Date) (Purchaser's Signature)

Drafted by: of Return to: of

Initials: