Contract

F. KRUMPELMAN & SON
2079 Dixie Highway, South Ft. Mitchell, Ky.
EDison 1-2750
EDison 1-2493

South Ft. Mitchell, Ky., July 10, 19--

I hereby agree to Purchase the following described property situated in the City of Park Hills, County of Kenton, State of Ky., and known as 6000 Terrace Drive, 7 rooms 2 story brick, belonging to The First Methodist Church of Covington.

including shades, screens, awnings, storm windows and storm doors, if any belonging to present owner.

For the sum of Sixteen Thousand Seven Hundred Fifty Dollars payable in the following manner:

2. Subject to a loan of $----.-- being obtained at -- interest rate for -- years.
3. Subject to an appraisal in the amount specified in this contract. Failure to obtain such an appraisal shall render this contract void unless the seller agrees to accept the sale for the appraisal figure, in which event this contract will remain in full force and effect.
4. Said property to be transferred by deed of general warranty with release of dower on or before thirty (30) days from date. The title to said property to be free, clear and unencumbered excepting:
   1. Taxes
   2. Tenants
   3.

Possession to be given on or before 1st day of

This offer shall be null and void unless accepted on or before 13th day of July, 19--

This contract is handled by the F. Krumpeelman & Son as agents for the seller/purchaser and it is understood that the purchaser has deposited herewith the sum of

$ 16,760.00 Dollars, to apply on the purchase price of the above described property. Said deposit is to be held by the real estate agent until the transaction is closed, to apply on the purchase price, subject to the following agreements:

It is agreed between the purchaser and the agent that if this offer (if originally made by the purchaser) is not accepted then this deposit shall be refunded; if the seller is unable to convey marketable title to said property, this deposit shall be refunded; and if for any reason the purchaser should fail or refuse to perform the obligations of this contract after it is accepted by the seller, then said deposit shall be forfeited for breach of this contract.

It is agreed between the seller and the agent that the agency shall be paid, for its services rendered herein, a commission at the rate established by the Covington-Kenton County Board of Realtors. Should the purchaser, for any reason, default in his performance of the terms of this contract then any deposit as set forth above shall be applied by said agent against the above mentioned commission which shall be deemed to have been earned as of this date of the execution of this contract by both the seller and purchaser.

WITNESS:

John

James D. Stiles

P. Krumpeelman & Son hereby accept the above offer and agree to perform according to the terms of said contract.

WITNESS:

F. Krumpeelman & Son hereby acknowledges receipt of the above deposit and agrees to the terms of said contract and to perform the services required of it as agent herein.

Acknowledgement of receipt of Contract

By

By
PURCHASE CONTRACT

Date

From

To

By