



LONE STAR INVESTMENTS
REAL PROPERTY OFFER AND SALES AGREEMENT

DATE: _____

Between Seller
Lone Star Investments Companies
2126 Montana Ave, El Paso TX 79903
www.lonestarinvestments.com
(915) 532-5263 Sales Department
1-(877) 443-9828 Customer Service
(915) 532-9393 Fax
And

COMPANY: _____

BUYER: _____

ADDRESS: _____ UNIT/APT #: _____ CITY: _____ STATE: _____ ZIP: _____ COUNTRY: _____

HOME PHONE: _____ CELL: _____ EMAIL: _____

REFUND PRIVILEGES: BUYER HAS THE OPTION TO CANCEL THIS AGREEMENT BY WRITTEN NOTICE TO THE SELLER BY MIDNIGHT OF THE SEVENTH DAY FOLLOWING THE SIGNING OF THIS AGREEMENT. The buyer shall also have 2 months from the sale date of this agreement to make a personal inspection of his property on a company guided tour, and have all money paid to the Seller refunded if not satisfied in any way.

GENERAL CONDITIONS
Upon acceptance the following will apply. If a monthly payment is not made within fifteen (15) days of the due date then delinquency late charge of five percent (5%) of the past due installment of principal and interest will be charged. This Agreement shall be in default if payment remains unpaid for at least 45 days after the date it is due. In the event of default, the agreement may be cancelled and in such event all monies paid to Seller shall be kept as liquidated damages.

- 1. EXCHANGE AND TRADE PRIVILEGES: If Buyer should inspect tract for the first time within twelve months after the sale date, and is not satisfied, Seller will exchange tract for any other available property within same ranch of equal value, as measured by our then current selling price, or Seller will accept it in trade towards the purchase of any other available tract. However, Buyer must request an exchange or trade in writing within 30 days of inspection and before deed has been delivered. On a trade of your tract, the existing sales agreement will be amended in writing. All payments made will be applied to the new purchase price.
2. PREPAYMENT RIGHT: Buyer may prepay in full or in part at anytime without penalty.
3. IMPROVEMENTS: All tracts are surveyed by a Texas licensed registered surveyor, and all interior and access unpaved roads are completed. Access to and from property has been provided by Seller.
4. NO HIDDEN COSTS: The entire purchase price for the property is included in the down payment and monthly payments except \$150.00 (one time) cost to buyer upon last payment for the preparation and recording of the warranty deed.
5. WARRANTY DEED: Upon completion of all payments hereunder, the Seller, within 45 days, shall deliver to Buyer a recorded Warranty Deed to the land described subject to restrictions, easements and reservations of record.
6. PROPERTY TAXES: Buyer will be responsible for all property taxes assessed after the date of the agreement. Taxes will be collected from Buyer by Seller or its agent and are presently estimated to be \$100.00 per year (includes \$10.00 administrative fee), per twenty acre tract, based on present use. Tax amounts are determined by the average assessment by the County per 20 acre tract. Buyer will receive an invoice from Seller at the end of each year, to be paid within 30 days of receipt.

The Property is described as follows: _____ HUDSPETH COUNTY, TX.

Legal Description UNIT(S): _____ TRACT(S): _____ SECTION: _____ BLOCK: _____ SURVEYS: _____ ACRES: _____

Table with 5 columns: 1.Price, 2.Equity/Savings, 3.Amount Financed, 4.Finance Charge, 5.Total Of Payments, 6.Deferred Payment Price, 7.Annual Percentage Rate, 8.Monthly Payment Amount, 9.First Payment Due Date, 10.Number Of Monthly Payments. Includes sub-headers and dollar symbols.

ITEMIZATION OF AMOUNT FINANCED: The total amount financed will be applied to the purchase price of the property being purchased.
TRANSFER OF PROPERTY: If buyer transfers interest in the property before payment in full, buyer must obtain permission from Seller to allow the assumption of the monthly payments.
SECURITY: The property being purchased.

"SELLER" LONE STAR INVESTMENTS

BY: _____ (Office Use Only)

Sale Date _____

Grid for expiration date: 12 empty boxes.

Expiration Date: _____

Card Holder Signature: _____

Check this box to request us to send you a form to Authorize automatic monthly charges to your credit/ debit card

NEAREST RELATIVE NOT LIVING WITH YOU

NAME: _____

PHONE: _____

BUYER ACKNOWLEDGES THAT HE/THEY HAS READ AND UNDERSTANDS THIS AGREEMENT, INCLUDING THE PROPERTY OWNERS INFORMATION GUIDE DATED 1-1-2015 WHICH IS PART OF THIS AGREEMENT. I/WE understand and agree that by typing my/our full name(s) on this agreement it will act as my/our signature(s).

BUYER'S SIGNATURE: _____

SOCIAL SECURITY #: _____

(No Dashes) [] I do not have social security #

BUYER'S SIGNATURE: _____

SOCIAL SECURITY #: _____

(No Dashes) [] I do not have social security #

"ROAD ACCESS BY 4 WHEEL DRIVE VEHICLE ONLY." NO PROPERTY TOUR WILL BE AVAILABLE FOR THIS LOT: _____ (INITIAL)