and a final payment of $ _____ commencing 1st day of the month following settlement for _____ consecutive months. Buyer is purchasing property for ____ dwelling; for ___ investment. The property herein sold is subject to Deer Spring Farms Restrictions of record, a copy of which the Buyer acknowledges receiving prior to the time of signing this agreement, said restrictions being incorporated herein and made a part hereof. Title is to be good and merchantable, free of liens and encumbrances except as specified herein: use and occupancy restrictions of public record, publicly recorded easements for utilities and any other easements that may be observed by inspection of the property.

Buyer agrees to abide by and perform each of the covenants, conditions and restrictions which Buyer received upon the signing of this agreement and are of record. This agreement by the Buyer shall survive the execution of the deed by the Seller. It is agreed that the Buyer, at his expense can perform a percolation test prior to final payment. In the event the percolation test does not pass Buyer assumes all risk of loss, injury or damage relative to said lot or persons thereon from and after the date of this agreement.

In the event the Buyer fails or refuses to pay said sums as provided herein or to perform this agreement, the Seller may retain any monies deposited as liquidated damages.

Seller and Buyer agree that this Agreement is the only agreement between them, and that no representations, oral or written, have been made or relied upon which are not herein provided or set forth, and that this Agreement is subject to written acceptance by Seller. Buyer's interest in this contract may not be assigned by Buyer without prior written consent of Seller.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and the successors of each of them.

Witness:

_____ _____

_____ _____

* the deposit will be returned to the buyer.

Buyer(s)

ACCEPTED:
DEER SPRING FARMS, INC.

By _____