

1. Proof of employment or a source of monthly income.
2. A 20% fee will be added to the purchase.
3. Twenty percent (20%) down payment; not to exceed \$5,000, unless buyer agrees to a higher amount.
4. For principal loan balances of \$20,000 or less, 60 monthly payments.
5. For loan balances greater than \$20,000, up to 84 monthly payments.
6. Interest rate shall be a fixed 6.25%.
7. Buyer must have payroll directly deposited in the account the payments will be drawn off.
8. Monthly payments must be auto drafted in to an account designated by seller.
9. Buyer's payment due date shall be the 5th of every month.
10. A 10% late payment charge will be assessed 7 days after the payment due date.
11. Buyer will be considered in default when any payment is 45 days past due.
12. Buyer will be given 60 days to cure any notice of default.
13. If buyer fails to cure default, buyer agrees to execute Quit Claim deed to seller.
14. Buyer shall be responsible for all cost associated with enforcing the contract, including, but not limited to, attorney fees and cost.
15. Buyer responsible for taxes.
16. No credit checks are required.
17. There are no prepayment penalties.
18. Terms subject to change prior to sell.