

20937 Boca Ridge Dr W Boca Raton, FL 33428



My Payments						
Confirmation #	Type	Method	Date	Status	Amount	
2013-054925	Final Payment	Cashier Check	7/22/2013	Valid	\$170,459.10	

Winning Bids							Sale Ended at 11:38:15 AM EDT on 7/22/2013
Case #	Final Bid	Registry Fee	Online Sale Fee	Doc. Stamps	Deposit Paid	Total Due	
+ 2009CA021272	\$175,300.00	\$2,637.00	\$60.00	\$1,227.10	(\$8,765.00)	\$170,459.10	
							Total: \$170,459.10

Bought July 22nd, 2013
 Price: \$175,000
 Case: 2009CA021272
 County automatically deduct after winning: 5%
 2.5% tax: \$4,375
 + 2.5% towards property winning bid)
 Repair: \$50
 Sold Price \$210,000
 Closing cost: \$550 + Tax \$1,470= \$2,020

Potential Profit: \$28,555

"AS IS" Residential Contract For Sale And Purchase
 THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

11 PARTIES: DNA Real Estate LLC ("Seller"),
 12 and Bryan M Halpern ("Buyer"),
 13 agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property
 14 (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale And Purchase and
 15 any riders and addenda ("Contract"):

16 **1. PROPERTY DESCRIPTION:**
 17 (a) Street address, city, zip: 20937 Boca Ridge Dr W Boca Raton FL 33428
 18 (b) Property is located in: Palm Beach County, Florida. Real Property Tax ID No: 0-42-47-18-09-0-013-00
 19 (c) Real Property: The legal description is Boca Ridge

20 together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and attached
 21 wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded in Paragraph 1(e) or by other terms
 22 of this Contract.

23 (d) Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items which
 24 are owned by Seller and existing on the Property as of the date of the initial offer are included in the purchase:
 25 range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixture(s), drapery rods and
 26 draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security gate and other access
 27 devices, and storm shutters/panels ("Personal Property").
 28 Other Personal Property items included in this purchase are: Garage door clickers, Entry Card To
 29 Boca Ridge Gate, Pool Key and Mailbox Key.
 30 Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.
 31 (e) The following items are excluded from the purchase:

32 **PURCHASE PRICE AND CLOSING**

33 **2. PURCHASE PRICE** (U.S. currency): \$ 210,000.00
 34 (a) Initial deposit to be held in escrow in the amount of (checks subject to COLLECTION) .. \$ 1,000.00
 35 The initial deposit made payable and delivered to "Escrow Agent" named below
 36 (CHECK ONE): (i) accompanies offer or (ii) is to be made within 3 (if left blank,
 37 then 3) days after Effective Date. IF NEITHER BOX IS CHECKED, THEN OPTION (ii)
 38 SHALL BE DEEMED SELECTED.
 39 Escrow Agent Information: Name: Re/Max Advantage Plus
 40 Address: 6901 SW 18 St suite 101 Boca Raton FL 33433
 41 Phone: (561) 926-0730 E-mail: raiscwdud@comcast.net Fax: (561) 447-7022
 42 (b) Additional deposit to be delivered to Escrow Agent within 10 (if left blank, then 10)
 43 days after Effective Date \$ 5,000.00
 44 (All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")
 45 (c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8.
 46 (d) Other: \$
 47 (e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire
 48 transfer or other COLLECTED funds \$ 204,000.00