

4120 Manor Forest Trail Boynton Beach, 33436



Case Number	My Final Bid	Registry Fee	Online Sale Fee	Doc. Stamps	Deposit Paid	Grand Total
2011CA001097	\$ 170,200.00	\$ 2,560.50	\$ 60.00	\$ 1,191.40	(\$8,510.00)	\$ 165,501.90
Total:	\$ 170,200.00	\$ 2,560.50	\$ 60.00	\$ 1,191.40	(\$8,510.00)	\$ 165,501.90

Bought June 30, 2014

Paid \$174,000 County automatically deducts after winning: 5% (2.5% tax + 2.5% towards property winning bid)

Repair: \$12,000

PRICE TO SELL: \$255,000

Commission: \$7,650

"AS IS" Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



1* PARTIES: 13274 ST TROPEZ CIRCLE ("Seller"),
 2* and Ruby Ngo & Howard Nguyen ("Buyer"),
 3 agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property
 4 (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale And Purchase and
 5 any riders and addenda ("Contract");

6 **1. PROPERTY DESCRIPTION:**

7* (a) Street address, city, zip: 4120 Manors Forest Trail, Boynton Beach, Florida 33436
 8* (b) Property is located in: Palm Beach County, Florida. Real Property Tax ID No.: 08-42-45-12-16-000-0290
 9* (c) Real Property: The legal description is
 10 MANOR FOREST PL 4 LT 29

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

14 (d) Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items which
 15 are owned by Seller and existing on the Property as of the date of the initial offer are included in the purchase:
 16 range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixture(s), drapery rods and
 17 draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security gate and other access
 18 devices, and storm shutters/panels ("Personal Property").

19 Other Personal Property items included in this purchase are: Washer, Dryer, Microwave

20 Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.

21 (e) The following items are excluded from the purchase:
 22
 23
 24

25 **PURCHASE PRICE AND CLOSING**

26* **2. PURCHASE PRICE** (U.S. currency): \$ 255,000.00
 27* (a) Initial deposit to be held in escrow in the amount of (checks subject to COLLECTION) \$ 15,000.00

28 The initial deposit made payable and delivered to "Escrow Agent" named below
 29* (CHECK ONE): (i) accompanies offer or (ii) is to be made within _____ (if left blank,
 30 then 3) days after Effective Date. IF NEITHER BOX IS CHECKED, THEN OPTION (ii)
 31 SHALL BE DEEMED SELECTED.

32* Escrow Agent Information: Name: _____ upon Acceptance
 33* Address: _____
 34* Phone: _____ E-mail: _____ Fax: _____

35* (b) Additional deposit to be delivered to Escrow Agent within _____ (if left blank, then 10)
 36* days after Effective Date. \$ _____

37* (All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")

38* (c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8. 216,750.00

39* (d) Other: \$ _____

40* (e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire
 41* transfer or other COLLECTED funds. \$ 23,250.00

42* NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.

43* **3. TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE:**
 44* (a) If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before July 17, 2014

Time to close: 2 months

Profit \$61,000