

REPAIR AGREEMENT

AGREEMENT dated this _____ day of _____,
20____ by the undersigned, _____
("Seller") and _____
("Purchaser").

WITNESSETH:

WHEREAS, on this date Seller has sold to Purchaser the property known
_____ (the "Property"); and

WHEREAS, Seller has agreed to complete those certain punch list items agreed
to in **Exhibit "A"** attached hereto (the "Completion Items"); and

NOW THEREFORE, in consideration of the premises, the closing of the sale of
the Property, and other good and valuable consideration, the receipt and sufficiency of
which is hereby acknowledged, the parties agree as follows:

1. The recitals set forth above are incorporated herein as though stated verbatim.
2. Upon execution of this Agreement, Seller hereby agrees to repair, install,
complete, and/or adjust as the case may be, the Items in Completion Items in
the following manner:
 - a. All items are to be completed within _____ **days** of the date
of execution of this Agreement. The items shall be completed on or
before _____, 20_____.
 - b. The parties agree that all work is to be done in a workmanlike manner.
3. If the Seller does not complete the items as agreed herein, or a dispute arises
between the parties concerning the Completion Items, the Seller agrees to pay
for all costs associated with the completion of the Items, including reasonable
attorney's fees, resulting from such dispute.
4. Seller and Purchaser each hereby agree to indemnify and hold Teresa M.
Bernhardt, Attorney, Bernhardt Law Firm, its employees, staff, agents or
assigns, and _____, Real Estate Agent, harmless
from and against any and all losses, claims, damages, liabilities and expenses,
including but not limited to reasonable attorney's fees, in connection with
continuing the Closing in light of the Completion Items, or performance of the
Parties duties hereunder, including, without limitation, any litigation arising
from this agreement or involving the subject matter thereof.

5. This Agreement may be executed by facsimile, in counter part and shall be considered as one and the same as an original executed document.

IN WITNESS WHEREOF, the parties have set their hands and seals as of the year and date first above set forth.

PURCHASER(S):

SELLER(S):

