

INSTALLMENT PAYMENT CONTRACT

THIS CONTRACT, made on this ____ day of _____ 20__ (“Contract Date”), by and between **Land of Land, Inc.**, a corporation, having its mailing address at **PO Box 66, Swedesboro, NJ 08085** (the “Seller”) and **Buyer Name**, having a mailing address of _____ (the “Buyer”).

Seller agrees to sell and convey unto Buyer, and Buyer agrees to purchase and accept the real property (“Property”) from the Seller. The Property is described on Schedule “A”.

This Contract includes by reference all terms and conditions of the _____ auction that concluded on _____, supplemented by the following terms:

PRICE & PAYMENTS: The Purchase Price for the Property shall be _____, payable via Down Payment of _____ due within 48 hours after auction close with _____ subsequent monthly payments of _____ due on the _____ day of each consecutive month starting in _____, 2026. **A Fifty Dollar (\$50.00) late fee will be charged for any payment not received within five days of its due date.**

PREPAYMENT: There is no prepayment penalty if paid in full at any time; rather, a 10% discount will apply to the then remaining principal balance if paid off early.

TITLE: The Buyer will not receive legal title to the Property until the Purchase Price has been paid in full.

EXISTING CONDITIONS: Seller shall convey marketable title to the Property subject to all covenants; conditions; restrictions; easements of record; land use, zoning, and environmental protection regulations.

TAXES AND FEES: Buyer shall be responsible for taxes, HOA fees and any other assessments of any kind due on the Property as of the date of this Contract.

DEFAULT: In the event that Buyer fails to promptly comply with or perform any condition hereof, including failure to make any monthly payments when due, Seller may elect to declare all of the Buyer’s rights hereunder terminated. On the termination of Buyer’s rights, all payments received by Seller, including the Down Payment and any subsequent payments made shall be forfeited to Seller as liquidated damages and not as a penalty.

ENTIRE AGREEMENT: This Contract represents the entire agreement between the parties. Any modification will be made effective only if made in writing and signed by the parties.

This is a legally binding contract. If you do not fully understand this Contract, you should seek competent legal advice.

BUYER: Buyer Name

[Buyer Name]

Date

SELLER: LAND OF LAND, INC.

By: LJ Brean, COO of Land of Land, Inc.

Date

SCHEDULE A - PROPERTY DESCRIPTION

County, State

Parcel ID:

Legal Description: