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.**

AUTOMATIC PAYMENT AUTHORIZATION: Buyer agrees to enroll in the Seller's automatic payment program and authorizes the Seller and Square or the Seller's designated payment processor to initiate recurring electronic fund transfers from the bank account or credit card designated by the Buyer for the payment due under this Contract. The authorized recurring monthly withdrawals shall be for the amount and timing stated in the PRICE & PAYMENTS section.

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.

TITLE: The Buyer will not receive legal title to the Property until the Purchase Price has been paid in full. Instead, the Buyer shall take equitable title and may enter into possession as of the date of this Contract. Buyer shall have full rights of possession including, but not limited to, the right to construct improvements.

EXISTING CONDITIONS: Seller shall convey marketable legal title upon payment completion 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, Seller may elect to declare all of the Buyer's rights to the Property hereunder terminated. On the termination of Buyer's rights, all payments received by Seller, including the Down Payment and any subsequent payments made, and any improvements to the Property by Buyer, shall be forfeited to Seller as liquidated damages and not as a penalty.

ASSIGNMENT: Seller may, at its sole discretion, assign this Contract at any time.

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: