

(5) This transaction shall be contingent upon Purchasers obtaining an eighty percent (80%) conventional loan from a savings and loan association provided that Purchasers shall give Sellers notice of failure to obtain such financing on or before April 1, 1973.

(6) Purchasers agree to pay all costs of closing, including documentary stamps on deed and preparation of deed.

(7) This transaction shall be closed on or before the expiration date of the loan commitment and any extensions thereof, obtained by Purchasers from a savings and loan association. Purchasers agree that Sellers may remain in the house after closing provided the Sellers pay rent during said occupancy equal to the monthly payment of principal and interest owed by Purchasers, said rent to be prorated according to the number of days of occupancy. It is understood and agreed that, in any event, this transaction must be closed on or before September 1, 1973, and said rental agreement shall terminate no later than September 1, 1973. Purchasers agree to close on any date prior to September 1, 1973, provided Sellers have given Purchasers sixty (60) days advance written notice of their desire to close on such date prior to September 1, 1973, and the house is ready for occupancy on the proposed closing date.

(8) Taxes shall be prorated as of closing and Purchasers shall be given occupancy as of the closing date.

(9) If Purchasers shall notify Sellers prior to April 1, 1973, that Purchasers have not been able to obtain permanent loan financing as provided hereinabove, this Contract shall be null and void and the down payment paid herewith shall be refunded. In the event Purchasers fail to consummate this transaction for any reason, the down payment shall be forfeited to Sellers.

(10) The house shall be inspected for termites and in the event there is evidence of termite damage, Sellers agree to pay for such damage and for termite treatment.

up to but not to exceed total of \$250.00. In the event that damages or treatment exceeds said amount (\$250.00) Seller may declare contract null and void and shall return deposit (\$850) to purchaser BCF