

**KEYSTONE HOMES
HOME PURCHASE PROGRAM**

Purchase a new home from Keystone Homes and we will purchase your home. That's right, for a limited time, Keystone Homes will purchase your home so that you can purchase a NEW home from us without the uncertainty, hassles and delays of listing your home and waiting for buyer. To qualify for the Home Purchase Program you must satisfy the following conditions:

1. You must execute a firm contract to purchase a home from Keystone Homes at the price listed on our current price list (this offer cannot be combined with any other past or current promotional discount or offers).
2. You must have received written loan approval from your Mortgage Company.
3. Your existing home must pass a home inspection and be approved by Keystone Homes or its authorized agents. Factors to be considered by Keystone Homes include, but are not necessarily limited to, the location, appraised value and projected sale price for the home. The appraised value shall be determined by an appraiser acceptable to Keystone Homes. You will pay the cost of the appraisal, and will receive a credit at closing for the amount paid. In the event Keystone Homes does not approve and agree to purchase your existing home, all Contracts and Agreements between the parties shall be terminated and Keystone will return your earnest money. In such event, the parties shall each pay 50% of the cost of the appraisal of your house.
4. In the event your existing home qualifies for the Program, Keystone Homes will pay you a purchase price equal to 90% of the appraised value, with closing to occur at U.S. Title Guaranty Company simultaneous with the closing on your new home (you will not need to move out of your home early, make a double move or move possessions into storage).
5. Keystone Homes values the services of a realtor in the sale of any home, and in the event your home is currently listed, please have the agent call Keystone Homes as we will need to discuss the commission rates.
6. An inspection on your home will be required by Keystone prior to closing. Any deficiencies detected by Keystone Homes, ASHI or Municipal inspectors are your responsibility and must be cured and corrected prior to closing.
7. Upon 24 hour notice, Keystone Homes or its representative shall have access to your home for purposes of selling or leasing within the (30) thirty day period prior to closing.
8. A purchase agreement will be executed by Keystone or its authorized agent of which this Home Purchase Agreement shall become a part.

Purchaser