



Exhibit
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06/07/2024 08:08:29 AM
AGREEMNT 1/11

Antonio Di Cristo
Noble Ventures Realty,LLC
1405 Dewar Dr # 1093
Rock Springs, WY82901

Regarding: 5050 Caldwell Mill Rd Birmingham, AL 35242

Enclosed you will find the agreement along with detailed instructions so that you can begin the process to **sell your property**. If you have any questions prior to approving it please contact me directly at 949-629-8894

Thank you for the opportunity to purchase your property. It is my intention to make sure that the transaction goes smoothly and as quickly as possible.

What happens after you sign the agreement?

- **Step 1 - We will immediately need photos of the exterior and interior of the property.** At the end of the package are photo instructions so that you can take photos with your cell phone and send them to us. *If you're not able to physically take photos of the property, please let us know so that we can schedule a photo inspection at soon as possible.*
- **Step 2 - After receipt of photos we will coordinate with you a physical inspection of the property** by our local affiliate to confirm the condition of the property based on the information you provided along with the photos.
- **Step 3 - Submit the property for final underwriting approval.** Upon receipt of the photos and property inspection report, we will submit the file for approval and scheduled for closing with a local title / escrow company.

I will also be following up with you via telephone or text to keep you updated on the

Exhibit A

progress.

Please note that the sale and purchase of your property is not confirmed until Steps 1 to 3 are completed.

Additionally, please do not give notice to tenants to move out of the property. Sometimes we will purchase a property and leave the tenants at the property, so please confirm with us before notifying the tenants.

Thank you in advance for allowing us to purchase your property.

We will do everything possible to ensure a smooth transaction.

Antonio Di Cristo
Noble Ventures Realty, LLC
Tony@webuyrealestate.pro
949-629-8894

Here Are The Benefits You'll Experience When You Sell Your **Exhibit A** Property To Us

	US	Other Investors
We will buy the property using cash or private funds so that you <u>DON'T</u> have to wait for a bank to approve a loan <i>(guaranteeing a fast closing without delays)</i>	Yes!	Lots of contingencies
Over 30 years of combined real estate experience guarantees that the sale of your property goes as smoothly as possible	Yes!	Who Knows?!?
Team of the best title agents, attorneys, and professionals all working to get your home <i>(you'll <u>feel confident everything is done 100% correctly</u>)</i>	Yes!	Most of the time a "one man" show
We will buy your property WITHOUT having to move the tenants out of the property <i>(and risk the closing not taking place and your property now vacant)</i>	Yes!	Will want the property vacant
We will NEVER ask you to make any repairs to the property before closing <i>(so you don't have to worry about hiring a contractor or handyman and spending any more money)</i>	Yes!	Make sure you read the fine print
Constantly communicate with you about the progress of the transaction so you can <u>feel confident that everything is moving forward smoothly</u> <i>(and without any surprises)</i>	Yes!	Only if things are going ok
We will have the transaction handled by a licensed and insured title agent so that you can rest assured that everything is being done above board.	Yes!	Be careful
We will ensure that you have the proceeds from the sale of your property the day of closing <i>(so you can get the cash for your property immediately)</i>	Yes!	Read the fine print
You will NEVER have to pay any real estate commissions or hidden fees <i>(so you'll know exactly what you'll get once the sale is done)</i>	Yes!	Read the fine print

Exhibit A

Two Ways To Sell Your Property

1.

**Determine pricing of your home
on the open market**

**Prepare your home for sale by
making exterior and interior repairs**

Advertise your home online

Wait for an offer

**Advertise your home offline
via newspapers and flyers**

Wait for an offer

Hold and open house

Wait for an offer

Show property to buyers

Wait for an offer

Negotiate a sales price

**Make necessary repairs to property
before closing**

**Prepare all contracts and
forms required**

**Coordinate and follow up
with title company**

2.

Sell your home to us

Get a check at closing

AGREEMENT TO PURCHASE REAL ESTATE**Exhibit A**

This agreement is between Charles "Curly" Koetter ("Seller" "Owner(s) of Record"), and Noble Ventures Realty, LLC ("Buyer"). The Buyer and Seller, when mentioned together may be referred to as Parties. Seller agrees to sell to Buyer the property known as 5050 Caldwell Mill Rd Birmingham, AL 35242 ("Property"), which is legally described as: SEC/TWNSHP/RAN 10 19S 02W NBRHD

Parcel ID: 102100001005005

The parties agree to the following terms and conditions:

EARNEST MONEY: Buyer will pay \$500.00 to Seller as an earnest money deposit which shall be delivered to BUYERS SELECTED - TBD (Closing / Escrow Agent) within 2 business days after completion of inspection period. If Buyer fails to close, then the earnest money will be forfeited to Seller as full liquidated damages. If Seller cannot deliver marketable title to the Property to Buyer at Closing, then Seller shall authorize title escrow agent to return the earnest money deposit to Buyer. The remedy of specific performance shall not be available to either party. This agreement is assignable. Buyer's exact vesting to be determined at Closing.

PURCHASE PRICE: Buyer will pay the purchase price of \$ 410,000 to Seller. The entire purchase price shall be paid to the seller at closing, less tax and rent proration and deductions to provide marketable title and/or to pay off all liens against the Property. **BUYER TO PAY FOR ALL SELLER CUSTOMARY CLOSING COSTS.**

PROPERTY SOLD "AS IS": The Buyer is purchasing the Property "as is." No repairs or improvements will be made to the property by the Seller prior to closing. However, this agreement is contingent upon a satisfactory inspection of the property by the Buyer or Buyer's assigns or potential assignees. The inspection shall be at a date and time established by Buyer and agreeable to Seller, which agreement shall not be unreasonably withheld.

CLOSING TERMS AND CONDITIONS: Closing will be within 30 business days of both Parties' execution of this Agreement ("Closing" or the "Closing Date"). Buyer will choose the closing agent, and Buyer will pay for all escrow and/or closing company costs as well as recording fees and documentary taxes. Seller will convey title via statutory warranty deed at closing. Seller agrees to provide marketable title, free and clear of any lien or encumbrance. If the Property is leased at the time of closing then rents will be prorated, and any tenant security deposits will be transferred to Buyer. All ad valorem and non-ad valorem real property taxes and any personal property taxes for the current year will be prorated as of the Closing Date. If this year's tax bill is not yet available, the prior year's tax bill will be used as an estimate of the current year's taxes with no discounts given for early payment. All proration shall be considered to be final at Closing and no re-proration will be required once the actual tax bill is produced. Any delinquent or currently due taxes will be paid by Seller at or before Closing.

ACCESS TO THE PROPERTY: Seller shall make the property reasonably accessible to Buyer, Buyer's partners, agents, assignees (potential and actual), contractors, surveyors, lenders, and appraisers prior to Closing. This agreement is subject to a satisfactory inspection of the property by Buyer 10 business days after the date this contract is fully executed, received by buyer and seller, and buyer has received and approved photos.

BUYER'S DISCLOSURES: Buyer's employees or agents may hold a real estate salesperson or broker license in the state of YOUR STATE. Seller consents to Buyer marketing Buyer's contract rights in any manner the Buyer deems appropriate, including Marketing on the Multiple Listing Services. Buyer and/or his employees are not representing any party, and Buyer and Seller agree that each is acting in their own best interest.

DAMAGE TO THE PROPERTY - Seller shall maintain property in its current condition and keep it insured against all loss until closing. In the event of destruction or significant damage to the property, buyer may elect to close and collect the insurance proceeds.

SELLER ACKNOWLEDGMENT: Seller hereby acknowledges that all negotiations and deadlines with Buyer have been and are at arm's length and that no duress or undue influence has been exerted by Buyer over Seller or Seller's family in connection with this Agreement. Seller is aware that the Buyer is purchasing the

Exhibit A

Property for prompt and/or concurrent resale and significant profit. The Seller's Acknowledgments executed by Seller together with this Agreement are incorporated here by reference.

ATTORNEY FEES: If legal action is needed to enforce any part of this Agreement, the prevailing party is entitled to reasonable attorney fees and costs, including any incurred on appeals or in the negotiation or alternative dispute resolution of the dispute. **THIS IS THE ENTIRE AGREEMENT:** This Agreement is the entire agreement between the Parties. No other representations have been made or relied on in making this Agreement. If any part or provision in this agreement is held to be invalid or unenforceable, the remaining valid provisions shall remain in force and effect.

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, IF YOU DO NOT UNDERSTAND THE LEGAL EFFECT OF ANY PART OF THIS CONTRACT, SEEK LEGAL ADVICE BEFORE SIGNING.

OTHER PROVISIONS:

By signing below, you understand and agree to the terms and conditions of this Agreement to Purchase Real Estate.

Date: 2024-06-06

Date: 2024-06-06

Seller 1: Curly Koetter

Buyer: Antonio Di Cristo O.B.O Noble Ventures Realty

Please Print: Charles Curly koetter

Please Print Antonio Di Cristo O.B.O Noble Ventures Realty

Seller 2: _____

Please Print: _____

PHOTO INSTRUCTIONS Exhibit A

Below you will find the photos that we would like you to take of the property. If in doubt, take more photos than less photos.

Please email the photos to: Tony@webuyrealestate.pro

Do not send photos via text messaging (*the photos will degrade in quality significantly*)

If it is easier for you, you can also share a dropbox or google drive link with photos.

If you're not able to take photos of the property for any reason, please let us know immediately so we can communicate with our property inspection team to coordinate photos of the property. Please make sure photos are in landscape mode NOT vertical

The following photos would be ideal

Exterior

- Photo of the back of the property
- Photo of the right side of the property
- Photo of the left side of the property
- Photo(s) of the backyard.
- Photo of the front of the property head on
- Photo of the right side of the property at a 45 degree angle (you should get a little of the side also).
- Photo of the left side of the property at a 45 degree angle (you should get a little of the side also).
- Any obvious damage to the property

Interior

- Photos of EACH bathroom.
 - Photo(s) of each bedroom.
 - Photo(s) of all other rooms.
 - At least 3 Photos of the kitchen (cabinets should also be in the photographs).
 - Photos of appliances in the kitchen (you may be able to get many in one photo).
 - Photo(s) of the dining room or dining area.
 - Photo(s) of the garage if applicable.
 - Obvious damage.
 - View from windows.
 - Balcony/ patio/lanai.
-
-

Frequently Asked Questions

Exhibit A

Q: How do you determine the price for my house?

A: We take a lot of factors into consideration before determining a price for your property. We look at your house's location, local market condition, the current condition of your property, repairs that need to be done, and prices of similar houses in the locality. Our process is straightforward. We come up with a fair offer that you are free to accept or refuse.

Q: Do you list my house on MLS?

A: We don't list your property! We are not real estate agents. Instead, we are professional home buyers, and we directly deal with the homeowners to buy their houses for a fair cash offer. We buy houses all across America in any condition, and we make the repairs. Then, we resell the house or rent out the property.

Q: Should I pay any commission for selling my house to you?

A: We don't charge any commission or fees. This is what distinguishes us from real estate agents. We have a hassle-free, straightforward process. You may wonder how we benefit from the sale. After buying the house, we make the repairs and sell it for a profit. The burden is on us to fix your house and find a potential buyer for a better price. You just walk away with a fair cash offer.


Q: Will you make the entire payment on the closing day?

A: Yes, we will make the entire payment on the closing day. You also don't need to pay any closing costs. You can walk away with a fair cash offer.

Exhibit A

Signature Certificate

Reference number: DHBRR-DTPZE-6FAWR-JUBXZ

Signer	Timestamp	Signature
Curly Koetter Email: ckoetter@bellsouth.net Sent: 06 Jun 2024 17:54:09 UTC Viewed: 06 Jun 2024 18:51:40 UTC Signed: 06 Jun 2024 19:24:45 UTC	06 Jun 2024 17:54:09 UTC 06 Jun 2024 18:51:40 UTC 06 Jun 2024 19:24:45 UTC	
Recipient Verification: ✓ Email verified	06 Jun 2024 18:51:40 UTC	IP address: 172.2.160.24 Location: Birmingham, United States

Noble Ventures Realty Email: team@webuyrealestate.pro Sent: 06 Jun 2024 17:54:09 UTC Viewed: 06 Jun 2024 17:54:13 UTC Signed: 06 Jun 2024 20:04:25 UTC	06 Jun 2024 17:54:09 UTC 06 Jun 2024 17:54:13 UTC 06 Jun 2024 20:04:25 UTC	
Recipient Verification: ✓ Email verified	06 Jun 2024 20:04:11 UTC	IP address: 172.59.187.108 Location: Chicago, United States

Document completed by all parties on:
06 Jun 2024 20:04:25 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 50,000+ companies worldwide.



(FORM MEMORANDUM AND NOTICE OF PURCHASE CONTRACT)

When recorded, return to:

**Noble Ventures Realty,LLC
1405 Dewar Dr # 1093
Rock Springs, WY82901
PHONE # 949-629-8894**

MEMORANDUM AND NOTICE OF PURCHASE CONTRACT

THIS MEMORANDUM AND NOTICE OF PURCHASE CONTRACT (this "Memorandum") is made as of the 6th day of June, 2024, by Noble Ventures Realty,LLC ("Buyer") to provide notice of its Purchase Contract with Charles "Curly" Koetter as "Seller" for the property located in 5050 Caldwell Mill Rd Birmingham, AL 35242

- 1. Buyer and Seller entered into that Purchase Contract and Escrow Instructions effective as of June, 2024, (the "Purchase Contract"), whereby Seller provided Buyer with the right to purchase the real property legally described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").**
- 2. This Memorandum is being recorded in the Official Records of Shelby County for the purpose of providing notice of the rights of the Buyer to purchase the Property and is not intended to amend the Purchase Contract.**
- 3. Antonio Di Cristo is an authorized signer on behalf of Noble Ventures Realty,LLC**

A fully executed copy of the Purchase Contract is in the possession of each of the parties hereto

4. In the event that the Purchase Contract is properly terminated, Escrow Agent is authorized to record a Quit Claim Deed and Notice of Termination of Purchase Contract, which Quit Claim Deed and Notice of Termination of Purchase Contract has been executed by Buyer and delivered to Escrow Agent simultaneously with the execution of this Memorandum.

[Signatures Page Follows]

IN WITNESS WHEREOF, this Memorandum has been executed as of the day and year first above written. "BUYER"

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6th day of June, 2024 by Antonio DiCristo with whom I am personally acquainted, or who presented satisfactory evidence the he/she is the individual contained within this instrument.

Ethan J. Hillman
Notary Public
My Commission Expires: July 17th 2027

Notary Public Ethan J. Hillman
My Commission Expires: July 17th 2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
06/07/2024 08:08:29 AM
\$52.00 JOANN
20240607000169230

Allie S. Bayl