

# LAND SALE CONTRACT

Land Direct USA, LLC, a Limited Liability Company

This Land Sale Contract ("Agreement") is made on **February 15, 2026** between **Land Direct USA, LLC** ("Seller"), located at 12956 Bliss Loop, Bradenton, FL 34211, and **John A. Smith and Jane B. Smith** ("Buyer"), located at 1234 Main Street, Phoenix, AZ 85001.

## 1. PROPERTY

Seller agrees to sell and Buyer agrees to purchase the following property:

**County/State:** Mohave, Arizona  
**Parcel ID:** 306-09-011C  
**Size:** 1.07 Acres  
**Legal Description:** That portion of Section 9, Township 22 North, Range 17 West, Gila and Salt River Base and Meridian, Mohave County, Arizona, more particularly described as Lot 2095, Shipp Estates Unit 2, according to the plat of record in the office of the County Recorder of Mohave County, Arizona  
**Site Address:** 4262 W Shipp Drive, Golden Valley, AZ 86413

## 2. PURCHASE PRICE AND TERMS

<b>Purchase Price:</b>	\$29,400.00
<b>Down Payment:</b>	\$2,400.00
<b>Financed Amount:</b>	\$27,000.00 (Twenty-Seven Thousand Dollars)
<b>Monthly Payment (Principal):</b>	\$500.00 for 54 months
<b>Monthly Taxes/HOA (estimated):</b>	\$12.00 taxes + \$0.00 HOA
<b>Note Fee:</b>	\$0.00
<b>TOTAL MONTHLY PAYMENT:</b>	<b>\$512.00</b>
<b>First Payment Due:</b>	March 15, 2026
<b>Interest Rate:</b>	0%%

## 3. PAYMENTS

Payments are due on the first of each month. Payments are applied in this order: (1) late fees, (2) taxes and HOA fees, (3) note servicing fees, (4) principal. There is no prepayment penalty. Buyer may pay off the balance at any time.

## 4. LATE FEES AND DEFAULT

Buyer has a 5-day grace period. After 5 days, a \$25 late fee applies. If payment is not received within 35 days, Seller will send a Default Notice. Buyer then has 30 days to cure. If not cured within 65 days of the original due date, this Agreement automatically terminates. Upon termination, all payments made are forfeited as liquidated damages, and Seller may re-market the Property.

## 5. REINSTATEMENT

After termination, Seller may, at Seller's sole discretion, allow reinstatement upon full cure of default plus a \$250 reinstatement fee.

## 6. PROPERTY USE AND IMPROVEMENTS

Buyer may access, camp on, fence, and improve the Property as permitted by county and local regulations. Buyer may NOT construct permanent structures until 50% of the Purchase Price has been paid. Buyer is responsible for any fines or violations resulting from Buyer's use of the Property.

## 7. TAXES, HOA, AND COMPLIANCE

Buyer is responsible for all property taxes and HOA/POA fees. Estimated amounts are included in the monthly payment for administrative convenience. Seller will pay tax bills and HOA fees on Buyer's behalf during the contract term. Buyer remains fully responsible for all such obligations.

## 8. TITLE AND CONVEYANCE

Seller retains legal title until the Purchase Price is paid in full. Upon payoff, Seller will deliver a Warranty Deed within 30 days and record it with the county. Seller warrants the Property is free of liens and encumbrances. Property is sold "AS-IS" and Buyer has completed their own due diligence.

## 9. PROPERTY CONDITION

Seller makes no warranty regarding usability, utilities, access, boundaries, or zoning. Buyer is solely responsible for verifying all property conditions and accepts the Property in its present condition.

## 10. GOVERNING LAW AND JURISDICTION

Because Seller is a Florida company selling property in multiple states, this Agreement uses a **split governing law** structure:

**Payment and contract disputes** (amounts owed, payment terms, contract interpretation) are governed by **Florida law**, and any lawsuit regarding payments may be filed in Manatee County, Florida.

**Property-related matters** (title, recording, deed delivery, forfeiture procedures, property rights) are governed by the **laws of Arizona**, the state where the Property is located.

*This split approach is standard for multi-state land sales and ensures proper legal treatment for both the financial agreement and the real property.*

## 11. GENERAL PROVISIONS

This Agreement may not be assigned by Buyer without Seller's written consent. This is the entire agreement between the parties and supersedes all prior agreements. Time is of the essence in the performance of this Agreement.

## 12. NOTICES

All notices shall be sent to: **Seller:** Land Direct USA, LLC, 12956 Bliss Loop, Bradenton, FL 34211, Phone: 928-515-3510. **Buyer:** John A. Smith and Jane B. Smith, 1234 Main Street, Phoenix, AZ 85001, Phone: (555) 123-4567, Email: john.smith@email.com.

**SIGNATURES**

BUYER agrees to purchase the Property on the terms stated above.

\_\_\_\_\_  
John A. Smith

Date: February 15, 2026

\_\_\_\_\_  
Jane B. Smith

Date: February 15, 2026

SELLER agrees to sell the Property on the terms stated above.

\_\_\_\_\_  
Benjamin Davis, Manager  
Land Direct USA, LLC

Date: February 15, 2026

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**RECEIPT**

Receipt of **\$2,400.00** down payment is acknowledged. Date: February 15, 2026  
Land Direct USA, LLC, 12956 Bliss Loop, Bradenton, FL 34211