

RESIDENTIAL REAL ESTATE SALES AGREEMENT

AGREEMENT made as of the 19th day of January, 2024 between **Turn of River Presbyterian Church, Inc.**, care of Law Offices of Robert Vincent Sisca & Associates, LLC located at 35 Field Point Road, Greenwich, CT 06830, hereinafter referred to as the SELLER, whether one or more), **Deliverance Center World Ministries, Inc.** of 185 Ridge Park Avenue, Stamford, CT (hereinafter referred to as the BUYER and/or Purchaser, whether one or more).

WITNESSETH:

1. **PROPERTY.** The SELLER, in consideration of the purchase price hereinafter specified, hereby agrees to sell and convey, and the BUYER hereby agrees to purchase the real property commonly known as **49 Turn of River Road, Stamford, CT 06905** and specifically described in Schedule A attached hereto (the "Premises") subject to the encumbrances and exceptions to title set forth or referred to in paragraph 6(e) and Schedule A (legal description and exceptions, if any) attached hereto.

2. **CONSIDERATION.** The purchase price is **Eight Hundred and Fifty Thousand 00/100 (\$850,000.00) DOLLARS** which the BUYER agrees to pay as follows:

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| (a) As a part of the deposit heretofore paid, receipt of which is hereby acknowledged, subject to collection; | \$ 00.00 |
| (b) As the balance of the deposit before or upon the signing of this Agreement, receipt of which is hereby acknowledged, subject to collection; | \$ 85,000.00 |
| (c) Upon the delivery of the deed by wire transfer or by certified check or official cashier's check drawn by and upon a federally regulated or state-chartered bank, the proceeds of which are immediately available; | \$765,000.00 |

TOTAL

\$850,000.00

Any deposit made hereunder shall be paid to the SELLER's attorney who shall hold the same as escrow agent subject to the terms and conditions hereof and release same to SELLER at the time of closing or to the party entitled thereto upon sooner termination of this Agreement. Any other deposits held by other parties shall immediately be forwarded to SELLER's attorney to be held under the same conditions. In the event of any actual or claimed dispute, the SELLER'S attorney may commence an action of interpleader or similar proceeding and may deposit the down payment with a court of competent jurisdiction, whereupon said attorney shall have no further liability or obligation with regard to said funds.

Mortgage company checks or similar checks, unless certified, DO NOT represent immediate funds and will not be accepted at the time of closing. Trustee checks are NOT acceptable funds for any payment required under Paragraph 2(c) of this Agreement. In the event SELLER or his attorney accepts BUYER's

attorney's trustee check in lieu of other funds, BUYER agrees that no stop payment order or direction will be issued with respect to such check(s). This provision shall survive the closing.

It is specifically understood and agreed that at closing, BUYER shall tender to SELLER wired funds, or cashier's check(s) or bank, treasurer's, or certified check(s) payable to SELLER'S attorney as trustee for SELLER, for the balance of the purchase price due at closing as set forth in this Agreement less the amounts of all mortgage payoffs. Additionally, BUYER'S attorney shall tender to SELLER separate cashier's, bank treasurer's certified check(s) for payoff of SELLER'S mortgage obligations.

At least one (1) business day before closing, for each mortgage payoff SELLER shall provide BUYER's attorney with written directions stating the name of payee and the total amount of payoff together with a copy of the associated payoff statement(s). SELLER shall calculate the total payoff amount to include applicable per diems, late charges, etc. and shall be in an amount sufficient to pay the mortgage in full. SELLER shall be responsible to prepare the mortgage payoff package(s) and transmittal(s). Immediately after closing, SELLER'S attorney shall wire, or hand deliver or send via overnight carrier the payoff funds and package to the lender(s).

3. **DEED.** The SELLER, on receiving the total purchase price, shall, at the SELLER's cost and expense, execute, acknowledge, and deliver to the BUYER, or BUYER's permitted assigns, the usual Connecticut full covenant Warranty Deed (or appropriate Fiduciary's Deed) in proper form, to convey to the BUYER, or BUYER's permitted assigns, the fee simple of the Premises, free of all encumbrances except as hereinafter provided. The SELLER shall thereupon pay all real estate conveyance taxes and shall complete and deliver to the BUYER the conveyance tax forms.

4. **CLOSING.** The deed shall be delivered at the offices of **Robert Vincent Sisca & Associates, LLC 35 Field Point Road, Greenwich, CT**, ~~or at such place in Fairfield County, Connecticut, as may be designated by BUYER's lending institution~~ **or pursuant to a mutually agreed upon closing escrow agreement** on the **27th** day of **March** at 10:00 A.M. or sooner by mutual agreement of the parties hereto.

5. **FIXTURES.** (a) Included in this sale, for the aforesaid purchase price, are the following items, all of which items the SELLER represents are owned by SELLER, not leased, and free from security interests, liens, and other encumbrances, insofar as any of them were located on the Premises at the time of BUYER'S inspection: heating, cooling, electrical and plumbing systems and fixtures, electric light fixtures, installed wall to wall carpeting, security system, stove, storm windows and doors, screens and screen doors, window shades, venetian blinds, curtain rods, awnings, exterior television antennae, any affixed satellite dish(es), weathervanes, mail box(es), all pool equipment, garage door openers with remotes, and existing plants and shrubbery, together with the **fixtures and furniture in the church building, to the extent they exist at the Premises in their "As Is" condition and location.**

Seller makes no warranties or guarantees as to any of the personal property included herein, and it is agreed that there is no consideration for said items.

(b) Specifically excluded from the sale are: **Furniture and belongings in adjacent residence building.**

(c) Except as otherwise set forth herein, if any fixtures are leased, SELLER shall provide the name and contact information of the lessor as soon as possible, but not later the two (2) business days before the closing of title. The following fixtures are leased: **NONE**.

6. **TITLE.** (a) If, upon the date for the delivery of the deed as hereinafter provided, the SELLER shall be unable to deliver or cause to be delivered a deed or deeds conveying a good and marketable title to the Premises, subject only to the items set forth in Schedule A and Paragraph 6(e) hereof, then the SELLER shall be allowed a reasonable postponement of closing not to exceed thirty (30) calendar days, ~~or such shorter time as may be within the term of the BUYER's mortgage commitment,~~ within which to perfect title. If at the end of said time the SELLER is still unable to deliver or cause to be delivered a deed or deeds conveying a good and marketable title to said Premises, subject as aforesaid, then the BUYER (i) may elect to accept such title as the SELLER can convey, without modification of the purchase price, or (ii) may reject such title. Upon such rejection, all sums paid on account hereof, together with any nonrefundable expenses actually incurred by the BUYER in the aggregate not to exceed the cost of an A.L.T.A. Homeowner's Policy (or the equivalent thereof) based on the amount of the purchase price shall be paid to the BUYER without interest thereon. Upon receipt of such payment, this Agreement shall terminate, and the parties hereto shall be released and discharged from all further claims and obligations hereunder. SELLER shall be entitled to require BUYER to provide reasonable proof of payment of said expenses.

(b) The title herein required to be furnished by the SELLER shall be marketable, subject only to the items set forth in Schedule A and Paragraph 6(e) hereof, and the marketability thereof shall be determined in accordance with the Connecticut General Statutes and the Connecticut Standards of Title of the Connecticut Bar Association. Any and all defects in or encumbrances against the title which come within the scope of said General Statutes and/or Connecticut Standards of Title shall not constitute valid objections on the part of the BUYER, if such Statutes or the Connecticut Standards of Title do not so provide, and provided the SELLER furnishes any affidavits or other instruments which may be required by the applicable Statutes or Connecticut Standards of Title, and further provided title will be insurable at standard premiums by a title insurance company licensed in the State of Connecticut. Where the Statutes and Connecticut Standards of Title conflict or are found to be inconsistent, the Connecticut General Statutes shall control.

(c) The SELLER represents that the Premises and the present use thereof are not in violation of any governmental rules, codes, permits, regulations, or limitations, unless same have become legally nonconforming, and there are no violations of any enforceable restrictive covenant, agreement, or condition subject to which title to the Premises is to be conveyed in accordance with the terms hereof. Between the date of this Agreement and the date of closing, the SELLER will not do anything or allow anything to be done on or about the Premises which will result in any such violation. The SELLER represents that SELLER has not received any notice of zoning or building violations and that there has been no attempt to enforce same against the SELLER during the time in which the SELLER has owned the Premises. SELLER represents that SELLER has no knowledge of any special assessments levied or to be levied against the Premises which are not yet a lien on the Premises and has no knowledge of any existing improvements or work done on the Premises which may result in special taxes or assessments to be paid thereon.

(d) Notwithstanding anything to the contrary contained in this Agreement or any riders attached hereto, in the event the SELLER after due diligence cannot obtain a release for any existing mortgage on the Premises at the time of the closing of title from the holder of said mortgage, or any assignee thereof, either because said holder will not release the mortgage without first receiving payment or because the holder has delayed in sending the attorney for the SELLER the release of mortgage, then BUYER and SELLER agree to close title notwithstanding the absence of the release of mortgage, provided the attorney for the SELLER furnishes the attorney for the BUYER, at the closing, with the written payoff statement and a copy of the payoff check evidencing that payment of the unreleased mortgage is to be made in full at the time of the closing, and with an undertaking to make said payment in accordance with said payoff statement, and further provided the BUYER's Title Insurance Company will issue a fee policy at no additional premium which takes no exception for said mortgage or mortgages or which provides affirmative coverage against loss or damage by reason of said unreleased mortgage or mortgages. SELLER shall exercise due diligence to obtain any such release or releases and will upon receipt thereof immediately record the same and forward a copy or copies thereof to BUYER's attorney with recording information. If SELLER has not obtained such release within sixty (60) calendar days after closing, he shall give to BUYER's attorney the affidavit provided for in Connecticut General Statutes Section 49-8(a), as amended, together with the necessary recording fee. This provision shall survive the closing.

(e) The Premises will be conveyed to and accepted by the BUYER subject to:

(i) Any and all zoning and/or building restrictions, limitations, regulations, ordinances, and/or laws; any and all building lines; and all other restrictions, limitations, regulations, ordinances and/or laws imposed by any governmental authority and any and all other provisions of any governmental restrictions, limitations, regulations, ordinances and/or public laws, provided the Premises are not in violation of same at the time of closing.

(ii) Real Property Taxes on the Current Grand List and any and all existing tax payments, municipal liens and assessments, coming due on or after the date of closing; the BUYER shall by acceptance of the deed assume and agree to pay, any and all such tax payments, liens and assessments which may on or after the date hereof be assessed, levied against or become a lien on the Premises.

(iii) Any state of facts which a survey and/or physical inspection of the Premises might reveal, provided same do not render title unmarketable as determined under Paragraph 6(b) hereof (such exception is for purposes of this Agreement only and shall not be included in the deed, unless it was in the deed which SELLER received upon purchasing the property).

(iv) Common law, riparian, or littoral rights of others and/or other rights, if any, in and to any natural watercourse or body of water flowing through or adjoining the Premises, and all statutory and other rights of others in and to any such watercourse or body of water.

(v) Unless otherwise specifically agreed between the parties in writing, any municipal assessment other than taxes (such as for sewers and the like) shall be paid on a current basis by the SELLER and the balance assumed by the BUYER at closing.

(vi) Such encumbrances as shown on Schedule A, if any.

7. **LIEN.** All sums paid on account of this Agreement and the reasonable expenses as set forth in Paragraphs 6 or 11 hereof are hereby made liens on the Premises, but such liens shall not continue after default by the BUYER under this Agreement.

8. **CONDITION OF PREMISES [THIS AGREEMENT IS NOT SUBJECT TO ANY INSPECTION CONTINGENCIES].** The BUYER agrees that he has inspected said Premises, is satisfied with the physical condition thereof and agrees to accept at closing the Premises in their present "AS IS" condition, subject to the provisions of Paragraph 11 hereof. ~~SELLER represents that all appliances and systems on the Premises (including the furnace, heating and air conditioning systems and any appliances included in the sale) are in working order and will be in the same condition at the time of closing as they are on the date of this Agreement.~~ Neither SELLER nor SELLER's agents have made any representations or warranties as to said Premises on which BUYER has relied other than as expressly set forth in this Agreement. The SELLER agrees that the condition of the Premises shall be the same on the date of closing of title as of the date hereof, subject to the provisions of Paragraph 11 hereof.

9. **BROKER(S).** The parties hereto agree **that there are no broker(s)** who negotiated the sale of the Premises. ~~and the SELLER agrees to pay the commission for such services pursuant to separate agreement.~~ This Agreement is consummated by the SELLER in reliance on the representation of the BUYER that no ~~other~~ broker or agent brought the Premises to the BUYER's attention or was, in any way, a procuring cause of this sale and purchase. The SELLER represents to the BUYER that no ~~other~~ broker or agent has any exclusive sale or exclusive agency listing on the Premises. The parties hereto (jointly and severally, if more than one) hereby agree to indemnify and hold each other harmless against any liability by reason of the claim of any ~~other~~ broker or agent for a commission on account of this sale, provided that it is adjudged by a court of competent jurisdiction that a commission is due by reason of such ~~other~~ broker or agent being the procuring cause of this sale, said indemnity to include all costs of defending any such claim, including reasonable attorney's fees. In the event of any such claim, the party having notice of such claim shall promptly notify the party without notice of same who shall have the right, but not the obligation, to assume the defense of such claim. The provisions of this paragraph shall survive the closing.

10. **APPORTIONMENT.** Real estate taxes, fire district taxes, sewer taxes, sewer assessments and sewer use charges or other municipal assessments, water charges, ~~rents, service contracts, dues and ordinary assessments of private associations, and common charges,~~ if any, together with interest thereon, if any, shall be apportioned over the fiscal period for which levied. BUYER shall reimburse SELLER at closing for any fuel remaining on the Premises at then market rates. All adjustments shall be apportioned in accordance with the custom of the Bar Association of the community where the Premises are located based upon a 365-day year and the actual number of days in the month in which the closing occurs. ~~Condominium special assessments due and payable prior to closing shall be SELLER's responsibility.~~ Any errors or omissions in computing apportionment or other adjustments at closing shall be corrected within a reasonable time following the closing, not to exceed six (6) months.

11. **RISK OF LOSS.** The risk of loss or damage by fire or other casualty to the buildings on the Premises until the time of the delivery of the deed is assumed by the SELLER. Throughout the period between the date of this Agreement and the delivery of the deed, SELLER shall continue to carry his existing fire and extended coverage insurance on the buildings on the Premises. In the event that such loss or damage does occur prior to the delivery of the deed, the SELLER shall be allowed a reasonable time thereafter, not to

exceed thirty (30) calendar days from such loss or damage ~~or such shorter time as may be within the term of BUYER's mortgage commitment~~, within which to repair or replace such loss or damage to BUYER's reasonable satisfaction. In the event the SELLER does not repair or replace such loss or damage to BUYER's reasonable satisfaction within said time, the BUYER shall have the option:

(a) of terminating this Agreement, in which event all sums paid on account hereof, together with any nonrefundable expenses actually incurred by the BUYER in the aggregate not to exceed the cost of an A.L.T.A. Homeowner's Policy (or the equivalent thereof) based on the amount of the purchase price shall be paid to the BUYER without interest thereon. Upon receipt of such payment, this Agreement shall terminate, and the parties hereto shall be released and discharged from all further claims and obligations hereunder. SELLER shall be entitled to require BUYER to provide reasonable proof of payment of said expenses; or

(b) of accepting a deed conveying the Premises in accordance with all the other provisions of this Agreement upon payment of the aforesaid purchase price and of receiving an assignment of all insurance moneys recovered or to be recovered on account of such loss or damage, to the extent they are attributable to loss or damage to any property included in this sale together with the amount of the deductible withheld from payment, less the amount of any moneys actually expended by the SELLER on said repairs.

The SELLER shall not be responsible for loss or damage to trees or other plantings due to natural causes.

12. AFFIDAVITS. The SELLER agrees to execute, at the time of closing of title,

(a) an affidavit, (i) verifying the non-existence of mechanics' and materialmen's lien rights, (ii) verifying the non-existence of any tenants' rights, other than as set forth herein, (iii) verifying the non-existence of any security interests in personal property and fixtures being sold with the Premises, and (iv) updating to the extent of SELLER's knowledge, any available survey, together with any other affidavit reasonably requested by the BUYER's lender or title company as to facts within SELLER's knowledge; and

(b) affirming that SELLER is not a "foreign person" pursuant to Internal Revenue Code Section 1445 and, if SELLER is unable to provide an affidavit affirming same, the parties agree to comply with all applicable laws including all relevant provisions under Internal Revenue Code §1445, et. seq., as amended.

(c) Smoke alarm/carbon monoxide detector affidavit per PA 13-272 or a \$250.00 credit.

13. MAINTENANCE. The grounds shall be maintained by the SELLER between the date of BUYER's signing hereof and the closing of title, including the mowing of lawns, the raking of fallen leaves, the removal of fallen trees and large branches (except in uncultivated areas), and the removal of snow and ice from walks and driveways. In the event there is a pool that has been opened prior to the closing, SELLER shall continue to perform normal maintenance of same.

14. DELIVERY OF PREMISES. The SELLER agrees to deliver, simultaneously with the closing of title, exclusive possession of the Premises (except as may be otherwise provided herein), broom-clean, free of all debris, litter and furnishings and shall deliver all keys, garage door openers (if any), and alarm

codes (if applicable) in SELLER's possession to the BUYER. BUYER shall have the right to make a final inspection of the Premises prior to the closing of title.

15. LIABILITY FOR DELAYED CLOSING. In the event of a delay in closing as set forth herein, other than as provided for under the provisions of this Agreement, through no fault of the SELLER, beyond five (5) business days, then the BUYER will reimburse the SELLER from the sixth (6th) business day to the day of actual closing of title for the SELLER's carrying costs of said property, including taxes, mortgage interest, utilities and per diem interest on SELLER's equity in the Premises, which amount shall be calculated at the rate of 1/30th of 1% of the purchase price for each day of delay from the sixth (6th) business day up to the actual date of closing. Further, in the event of a delay in the closing by more than five (5) business days, through no fault of the BUYER, SELLER shall reimburse BUYER for carrying costs for temporary housing, temporary storage of personal property, living expenses and other miscellaneous expenses at the same per diem rate of 1/30th of 1% of the purchase price for each day of delay from the sixth (6th) business day up to the actual date of closing. [For example, the per diem cost of a \$450,000 transaction would be \$150 per day.] **The per diem delay penalty as provided herein as calculated upon the Purchase Price is U.S. \$283.33 per day.**

16. DEFAULT. If BUYER is in material default hereunder, or, on or before the date of closing as set forth herein, indicates that BUYER is unable or unwilling to perform and SELLER stands ready to perform SELLER's obligations, SELLER's sole and exclusive remedy shall be the right to terminate this Agreement by written notice to BUYER or BUYER's attorney and retain the down payment as reasonable liquidated damages for BUYER's inability or unwillingness to perform. It is the intention of the parties hereto freely to make advance provision on the date of this Agreement for such event in order (a) to avoid controversy, delay and expense, and (b) to specify now a reasonable amount agreeable to both for compensation to the SELLER for losses which may not be readily ascertainable or quantifiable, such as any of the following which might be necessary to place SELLER in the position SELLER would have been in had BUYER made timely performance: costs of carrying, maintaining, insuring and protecting the property; loss of interest income on the proceeds; loss of optimum market time, value and conditions; the uncertainty, delay, expense and inconvenience of finding a substitute buyer; additional commissions, fees, taxes and borrowing expenses to meet obligations entered into in anticipation of performance. In such event and upon SELLER's written notice of termination, the Premises shall be free of any claims or interest of the BUYER therein by virtue of this Agreement. In no event shall the closing, or any extension thereof, take place later than twenty-one (21) calendar days from the date of closing set forth in Paragraph 4 hereof, subject to the provisions of Paragraphs 6 and 11. In the event closing has not taken place by the end of said twenty-one (21) day period, through no fault of the non-delaying party, the delaying party shall be deemed in default. If SELLER defaults hereunder, BUYER shall have such remedies as BUYER shall be entitled to at law or in equity, including, but not limited to, specific performance.

~~The foregoing notwithstanding, a delay in the closing through no fault of the BUYER which results in either the loss of the BUYER'S mortgage commitment or an adverse change in the terms of such commitment shall entitle BUYER to rescind this Agreement and the SELLER shall forthwith refund all sums heretofore paid by the BUYER on account of the purchase price, whereupon all rights and liabilities of the parties hereto by reason of this Agreement shall terminate. This provision shall only apply if BUYER's mortgage commitment, appraisal, credit standing, and locked-in interest rate extends at least six (6) business days after the scheduled closing date and provided that BUYER or BUYER'S~~

~~attorney provides SELLER's attorney written notification of said expiration date(s) at least two (2) weeks prior to the scheduled closing date. Nothing contained in BUYER's mortgage commitment and/or approval shall be deemed to impact the ability of SELLER to delay the closing pursuant to paragraph 15 herein.~~

BUYER acknowledges and agrees that, notwithstanding recent case law in which local courts have declined to enforce liquidated damages provisions: (a) SELLER would not have entered into this Agreement in the absence of BUYER agreeing to liquidated damages, (b) BUYER fully understands the consequences and importance of liquidated damages, (c) *PROVIDED SELLER IS NOT IN DEFAULT*, BUYER waives any rights and claims that BUYER has to dispute this liquidated damages provision, and (d) *PROVIDED SELLER IS NOT IN DEFAULT*, upon BUYER'S default, BUYER understands that the SELLER is entitled to retain the full ten (10%) percent of the Purchase Price recited herein.

If, notwithstanding the parties' agreement for liquidated damages, such liquidated damages are in any way held to be illegal or unenforceable by a court of competent jurisdiction, then *PROVIDED SELLER IS NOT IN DEFAULT*, the full ten (10%) percent of the Purchase Price recited herein shall be retained by SELLER as a deposit against the SELLER'S actual damages which shall not, in any case, exceed the amount of ten (10%) percent of the Purchase Price recited herein, except that where BUYER has raised an issue or claim as to such liquidated damages, *AND PROVIDED SELLER IS NOT IN DEFAULT*, SELLER shall be entitled, at SELLER'S option, to full common law damages.

In the event of a default by BUYER, and *PROVIDED SELLER IS NOT IN DEFAULT*, upon SELLER'S written notice of termination, the Premises shall be free of any claims or interest of the BUYER therein by virtue of this Agreement.

17. MORTGAGE CONTINGENCY. ~~This Agreement is contingent upon BUYER obtaining a written commitment for a loan without any condition(s) beyond BUYER'S reasonable ability to satisfy, to be secured by a first mortgage on the Premises, in such an amount for which BUYER shall apply which shall not be in excess of \$680,000.00 from a lending institution or licensed mortgage broker, which loan shall be for a term of 30 years and shall bear interest at a rate then in effect at the institution where application is made and shall include such other terms and conditions as are imposed by such institution at the time BUYER makes such application. BUYER agrees to make prompt application for such a loan and to pursue said application with diligence. If having done so, BUYER is unable to obtain a written commitment for such a loan on or before _____, 2024 and if BUYER so notifies SELLER or SELLER's attorney, in writing, at or before 5:00 p.m., on said date, then this Agreement shall be null and void and the BUYER shall be entitled to the immediate return by SELLER of all sums paid by the BUYER on account of this Agreement except for the sum of Four Hundred Fifty (\$450.00) Dollars towards the cost of preparation of this Agreement. If SELLER or SELLER's attorney does not receive such written notice at or before 5:00 p.m. on said date, this Agreement shall remain in full force and effect. The foregoing notwithstanding, a denial of BUYER's mortgage application based upon the BUYER's inability to sell other real estate or another home, or a written commitment conditioned on the sale of other real estate or another home, shall NOT be deemed a denial of such mortgage application under this paragraph. In either of such events the BUYER shall not be entitled to terminate this Agreement nor be entitled to the return of any sums paid by the BUYER on account of this Agreement. Should the BUYER fail to comply with the foregoing requirements, this Agreement shall continue in full force and effect, and the rights and obligations of the parties shall be as if this paragraph did not appear in this Agreement.~~

18. **PROPERTY CONDITION DISCLOSURE FORM. NOT APPLICABLE AS THIS IS NOT RESIDENTIAL REAL PROPERTY.** Attached hereto as a Rider is the Property Condition Disclosure Form required by Section 20-327b of the Connecticut General Statutes. In the event the SELLER has not furnished BUYER with the Property Disclosure Form, if required by Section 20-327b of the Connecticut General Statutes, with or prior to the BUYER's execution of this Agreement, the SELLER shall give, and the BUYER shall receive a credit of \$500.00 against the purchase price at closing. ~~It is represented to BUYER that the Property Condition Disclosure Form was prepared and signed by SELLER without an attorney's advice. BUYER acknowledges that the attached Property Condition Disclosure Form shall not constitute a warranty by the SELLER pursuant to Section 1(d)(2)(D) of Public Act 95-311.~~

19. **LEAD-BASED PAINT.** By signing this contract, BUYER acknowledges that the lead paint contingency granted pursuant to 42 USC 4852d as set forth in the Lead Paint Disclosure report attached to this Agreement has been waived or has been satisfied, and that the BUYER has no further testing period for lead paint.

20. **DELIVERY OF DOCUMENTS.** The SELLER shall deliver to the BUYER prior to closing any documents, informational materials, building plans and any surveys in the SELLER's possession pertaining to the Premises, the appliances, and the systems on or within the Premises.

21. **NOTICES.** All notices under this Agreement shall be in writing and shall be delivered personally and receipted or shall be sent by ~~facsimile transmission or~~ **Electronic Mail (with confirmation of delivery retained by the sender)** or by registered or certified mail or by overnight courier, addressed to the attorney for the respective party. Notice signed by the respective attorneys shall be deemed sufficient within the meaning of this paragraph without the signature of the parties themselves.

Notices to the SELLER shall be sent to:

Law Offices of Robert Vincent Sisca & Associates, LLC
c/o Robert V. Sisca, Esq.
35 Field Point Road
Greenwich CT 06830
Phone (203) 629-3831
~~Fax (203) 629-9869~~
E-mail: Robert@LORVS.com

Notices to the BUYER shall be sent to:

Lasnick Law
c/o David Lasnick, Esq.
970 Summer Street
Stamford, CT 06905
Phone (203) 967-9111
E-mail david@lasnicklaw.com

22. **RIGHT TO WITHDRAW.** This Agreement shall not be considered or construed as an offer by the SELLER. The SELLER reserves the right to withdraw this proposed Agreement at any time prior to the signature by both parties hereto, receipt by the SELLER's attorney of the full payment of the deposit set forth herein, and delivery of a fully executed Agreement to the BUYER's Attorney.

23. **ASSIGNMENT.** This Agreement and BUYER'S rights hereunder may not be assigned by BUYER without the written consent of SELLER, and any purported assignment without such written consent shall be void and of no effect. Consent of the SELLER to assignment shall not unreasonably be withheld or delayed. Upon any effective assignment of BUYER's rights hereunder, BUYER and BUYER's assignee shall be jointly and severally liable hereunder, unless otherwise agreed by SELLER.

24. **IRS REPORTING COMPLIANCE.** Unless otherwise required by law or as set forth in a separate designation agreement, BUYER shall cause BUYER's attorney to comply with any reporting requirements of the Internal Revenue Service as to this transaction. The provisions of this paragraph shall survive the closing.

25. **ACCEPTANCE OF DEED.** The delivery and acceptance of the deed herein described shall be deemed to constitute full compliance with all the terms, conditions, covenants, and representations contained herein, or made in connection with this transaction, except as may herein be expressly provided and except for the warranties of title.

26. **REPRESENTATIONS.** Unless otherwise specified in writing to the contrary, none of the representations made in this Agreement including all Attachments shall survive delivery of the deed and all representations by SELLER are made to the best of SELLER's knowledge and belief and without duty of inquiry. Seller shall have an affirmative obligation to notify Buyer if any of these representations are no longer true. Except in the event of an intentional misrepresentation, if BUYER discovers prior to the closing of title any material representation contained in this Agreement including all Attachments to be untrue or inaccurate, the remedy of the parties shall be those available to them in the event of a valid defect in or objection to title, as set forth in paragraph 6(a), above. In the event of an intentional misrepresentation, Buyer shall have available all rights in either law or equity.

27. **SELLER'S REPRESENTATIONS REGARDING BANKRUPTCY.** Seller represents that they are not presently, nor have they been, debtors in a bankruptcy proceeding in which the Bankruptcy Court has continuing jurisdiction presently over their assets. The Seller further represents that the real estate, subject of this transaction, is not in the hands of a receiver or other liquidating agent. These representations shall survive the closing of title.

28. **EFFECT.** This Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors, and permitted assigns of the respective parties.

29. **COSTS OF ENFORCEMENT.** Except as otherwise expressly provided herein, in the event of any litigation brought to enforce any material provision of this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and court costs from the other party.

30. **GENDER.** In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within Agreement may require.

31. **COUNTERPARTS / ~~FACSIMILE~~/ ELECTRONIC MAIL.** This Agreement may be executed in any number of counterparts, each of which when so executed shall be deemed to be an original, and all of which when taken together shall constitute one and the same Agreement. The Parties hereto agree that this Agreement may be transmitted between them or their respective attorneys by ~~facsimile~~**electronic mail**. The Parties intend that ~~faxed~~ **electronically generated signatures or other form of electronic transfer** constitute original signatures and that an Agreement containing the signatures (original or ~~facsimile~~ **other form of electronic transfer**) of all the parties is binding on the parties once sent via ~~facsimile or via~~ electronic mail to the opposing counsel **with the sender retaining confirmed delivery**.

32. **ENTIRE AGREEMENT.** All prior understandings, agreements, representations, and warranties, oral and written, between SELLER and BUYER are merged in this Agreement. This Agreement completely expresses the agreement of the parties and has been entered into by the parties after discussion with their respective attorneys and after full investigation, neither party relying upon any statement made by anyone else that is not set forth in this Agreement. Neither this Agreement nor any provision hereof may be waived, changed, or cancelled except by a written instrument signed by both parties.

33. **CAPTIONS.** The captions preceding the paragraphs in this Agreement are for ease of reference only and shall be deemed to have no effect whatsoever on the meaning or construction of the provisions of this Agreement.

34. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not render any other provision invalid or unenforceable. In lieu of any invalid or unenforceable provision, there shall be added automatically a valid and enforceable provision as similar in terms to such invalid or unenforceable provision as may be possible.

35. **ALTERATION OF STANDARD FORM.** The Buyer and Seller acknowledge that this is **NOT** the current Residential Real Estate Sales Agreement as shown on the Fairfield County Bar Association website and **the parties agree that all deviations and changes made to this Agreement as initially presented to Purchaser's attorney**, by either the SELLER's or BUYER's attorney must be clearly marked in **either bold, underline, large font, typeface, handwritten or otherwise highlighted** to indicate the change(s). Should a change be made without clear marking or delineation, such provision shall be deemed not to be a part of this Agreement for any purpose and shall be replaced with the provision of **the Current Standard Form this Agreement** that has been changed or eliminated. Any eliminated sections of **the Standard Form this Agreement** shall also be deemed to be a part of this Agreement unless a reference to its deletion clearly marked as defined herein or described in a separate cover letter. Addenda, exhibits and riders to this Agreement are not subject to the requirements of this paragraph.

36. **CLOSING CUSTOMS.** The Buyer and Seller agree to follow the procedures contained in the Closing Customs of the Fairfield County Bar Association (effective May 9, 2007). However, these Closing Customs may be superseded by the written agreement of the Buyer and Seller.

37. Except for the closing date, all other dates shall be deemed to be of the essence.

38. Notices to BUYER:

a) Lists of Hazardous Waste Sites. BUYER is notified that the Department of Environmental Protection is required pursuant to Section 22a-134f of the Connecticut General Statutes to furnish lists of hazardous waste facilities located within the town to the Town Clerk's office. BUYER should refer to these lists and the Department of Environmental Protection for information on environmental questions concerning the Property and the lands surrounding the Property.

b) Lists of Properties where Shooting Sports Conducted. BUYER is notified that a list of local properties upon which hunting or shooting sports regularly take place may be available at the Town Clerk's office.

c) Information Concerning Environmental Matters. BUYER is notified that information concerning environmental matters on the Property and surrounding properties is available from the federal Environmental Protection Agency, the National Response Center, the Department of Defense, and third-party providers.

d) Educational Material Concerning Well Water Testing. If the Property is served by a private well, BUYER is notified that important educational material concerning private well testing is available on the Department of Public Health's web site.

e) Smoke Detector and Carbon Monoxide Detector Affidavit. If applicable, Seller will provide an Affidavit Concerning Smoke and Carbon Monoxide Detectors as required by PA 13-272 or a credit to Buyer at closing of \$250.00 for failing to provide such affidavit.

39. Except for an intentional misrepresentation, in the event BUYER shall establish that any of the representations of the Seller contained herein or in any Rider shall be untrue or incorrect, the Seller's sole obligation shall be to return to the BUYER all sums paid hereunder.

40. The Seller makes no representations as to the existence or non-existence of lead-based paint or other hazardous or toxic substances on the Premises being sold hereunder.

41. It is understood and agreed by and between the parties hereto that Purchaser will execute and return this Purchase Agreement, together with the down payment specified hereinabove, to Seller's counsel, by Tuesday, January 16th, 2024 at 2:00 P.M.

42. Purchaser(s) shall order title and municipal searches upon delivery of a fully executed Purchase Agreement and shall promptly send same to Seller's counsel. Seller shall not be required to bring any action or proceeding to render title to the Premises marketable or insurable.

43. Purchaser shall transmit all closing proceeds to Purchaser via wire transfer from Purchaser's counsel's IOLTA account directly to Seller's counsel's IOLTA Account.

44. The Purchasers and Sellers hereby specifically agree that neither this Purchase Agreement nor any memorandum thereof will be recorded in the land records department of the Town where the Premises are located.

45. **PURCHASERS INDEMNITY FOR ACCESS TO PREMISES:** Purchasers, its agents, engineers, or consultants (collectively "Invitees") entry upon the Premises shall be at reasonable times, with at least 48 hours advance notice to Seller and shall, at all times, be in the presence of the Seller, or the Listing Realtor or their designee. Exclusive of a survey inspection and the lender's appraisal, if any, the Purchasers, and their Invitees access shall be limited to three (3) times and limited to no longer than 1.5 hours in each instance. Purchaser shall indemnify and hold Seller harmless from and against any and all loss, costs, including reasonable attorney's fees or damage to the Premises and any personal injury arising out of the actions, taken by Purchaser or its Invitees in connection with their entry and inspections on the Premises.

47. **AUTHORIZATION OF PARTIES' ATTORNEYS.** The parties hereby authorize their respective attorneys to sign and/or initial on their behalf any agreement which they may make to extend any date or time period set forth in this Agreement, and to initial any and all changes and/or deletions herein if so, requested by a party or the Purchaser's mortgage lender including the Closing Disclosure.

48. This Agreement, and Seller's obligations as set forth in this Agreement are contingent upon the approval of the Presbytery of Sothern New England. The reason(s) for such approval may be withheld for any or no reason, on or before the latter of February 9th, 2024 or such date which is three (3) business days after notice to Seller's counsel in writing of the waiver of the Purchaser's contingency set forth in the following paragraph.

49. HUBBARD CLAUSE: (Contingent upon the sale of Purchaser's Premises) The parties acknowledge that the Purchaser owns real property located at 38 West Norwalk Road, Norwalk, CT 6850 (the "Purchaser's Premises") which is NOT currently under contract (with an open mortgage contingency) and must be sold in order for Purchaser to meet their obligations under this Agreement. Purchaser agrees to use good faith efforts to sell said property and to actively prosecute such sale to completions without delay.

If the Purchaser notifies the Seller in writing on or before March 15, 2024, of the Purchaser's failure to sell (transfer title) to the Purchaser's Premises, then any deposit monies shall be returned to the Purchaser, less \$450.00 for the cost of preparing this Agreement, and this Agreement shall be of no further force and effect. If the Purchaser fails to so notify the Seller on or before March 15th, 2024, the terms of the Agreement become final and binding, and this provision shall be rendered a nullity and Purchaser shall be obligated to close title as if this provision did not exist.

It is further agreed and understood that the Seller may continue to market the Premises by any means, including advertising and showing to prospective Purchasers, with the following conditions:

- a. Seller shall cease marketing Premises upon Seller's receipt of written notification from the Purchaser that the Purchaser is prepared to close in accordance with the terms of this Agreement and without the need of the contingency set forth herein;
- b. Seller shall provide to Purchaser's attorney written notice if Seller intends to accept any bona fide offer for the purchase of the Premises from a third party. Such written notice shall be signed by Seller and contain a copy of the bona fide offer the Seller intends to accept. Purchaser shall then have until 5:00 p.m. on the third (3rd) business day, time being of the essence, after the Purchaser's attorney's receipt of Seller's notice in which to either, AT SELLERS OPTION, (i) match the bona fide offer or (ii) agree to close in accordance with the terms of this Agreement without any contingency for the sale of Purchaser's Premises. If the Purchaser does not notify the Seller in writing of the Purchaser's agreement to close in accordance with the terms of this Agreement, without any contingency for the sale of Purchaser's Premises or match the bona fide offer presented to Purchasers, by 5:00 p.m. on the third (3rd) business day after the Purchaser's attorney's receipt of Seller's notice, time being of the essence, then Seller may terminate this Agreement and any deposit monies paid by the Purchaser shall be returned to the Purchaser, less \$450.00 for the cost of preparing this Agreement, and this Agreement shall be of no further force and effect.

*The remainder of this page has been intentionally left blank.
Signature page(s) follow(s).*

Signature Page to Residential Real Estate Sales Agreement

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals, the day first above written.

Turn of River Presbyterian Church, SELLER

By:

Deliverance Center World Ministries, Inc.

By 
Christopher Pasard (Jan 14, 2024 09:50 EST)
Christopher Pasard BUYER

Title to said Premises is to be taken in the name or names of:

Deliverance Center World Ministries, Inc. as _____

Note: This Sales Agreement has been prepared by Law Offices of Robert Vincent Sisca & Associates, LLC and is NOT the Fairfield County Bar Association Residential Real Estate Sales Agreement.

ATTACHMENTS:

SCHEDULES A and B

- Description of Premises
- Exceptions to Title [see Paragraph 6(e)(vi)]

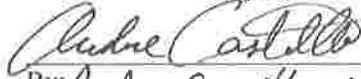
~~PROPERTY CONDITION DISCLOSURE FORM [see Paragraph 18]~~

LEAD PAINT DISCLOSURE

Signature Page to Residential Real Estate Sales Agreement

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals, the day first above written.

Turn of River Presbyterian Church, SELLER


By: Andre Castillo, PSNE President

Deliverance Center World Ministries, Inc.

By 
Christopher Pasard (Jan 14, 2024 09:50 EST)
Christopher Pasard BUYER

Title to said Premises is to be taken in the name or names of:

_____ as _____

Note: *This Sales Agreement has been prepared by Law Offices of Robert Vincent Sisca & Associates. LLC and is NOT the Fairfield County Bar Association Residential Real Estate Sales Agreement.*

ATTACHMENTS:

SCHEDULES A and B

- Description of Premises
- Exceptions to Title [see Paragraph 6(e)(vi)]

~~PROPERTY CONDITION DISCLOSURE FORM [see Paragraph 18]~~

LEAD PAINT DISCLOSURE

Schedule A

All That certain piece, parcel, or tract of land, situated in the City of Stamford, County of Fairfield and State of Connecticut, together with the buildings and improvements thereon situated on the South side of Turn of River Road and bounded Northerly by land of Clifford Sloth et al; Easterly by. land of Grace C. Millicon; Southerly, and then Easterly by land of John and Ethel Poppy; Southerly by land of Lulu Selleck and Westerly by Turn of River Road.

Being the same premises show on a certain map entitled "Map Prepared for Turn of River Chapel Stamford, Connecticut Area 0.858 Acres" certified "Substantially Correct" Henrici Associates, Henry P. Henrici Land Surveyor New Canaan, Conn., Nov.28, 1955 recorded in the Stamford Landrecords as Map No.7318.