



PURCHASE AND SALE CONTRACT

This Is A Legally Binding Contract. If Not Understood, Legal, Tax Or Other Counsel Should Be Consulted Before Signing.

Purchaser's Full Name	Mailing Address	Telephone #/ Fax #/ E-Mail Address
Meredith Krim	PO Box 1196, Stowe, VT 05672	
Andrew Mallen		

Seller's Full Name	Mailing Address	Telephone #/ Fax #/ E-Mail Address
Christy Patt Revocable Trust Trustee: Christy Patt	PO Box 1375, Stowe, VT 05672	

1. **Purchase and Sale Contract:** This Purchase and Sale Contract (Contract) is made by and between: _____
Christy Patt Revocable Trust Trustee: Christy Patt (Seller) and _____
Meredith Krim and Andrew Mallen (Purchaser). Purchaser agrees to purchase, and Seller agrees to sell
the Property described herein at the price and on the terms and conditions stated in this Contract.

2. **Total Purchase Price:** one million U.S. Dollars (\$ 1,000,000)

3. **Contract Deposit:** \$ 5,000 (U.S. Dollars) Due to Escrow Agent by 07/28/2025 as evidenced by
☒ Personal check ☐ Bank check ☐ Cash ☐ Wire transfer ☐ ACH transfer
Additional Contract Deposit of \$25,000 (U.S. Dollars) shall be delivered to the escrow agent by 08/11/2025. Unless otherwise
agreed in writing, the pendency of any contingencies or special conditions in this Contract does not suspend or postpone Purchaser's obligation
to make any required additional Contract Deposit. If no binding Contract is created by the Contract Date or if Purchaser withdraws any pending
offer prior to Seller's acceptance of that offer and notification thereof, all Contract Deposits shall be promptly returned to Purchaser. All Contract
Deposits shall be held by: Pall Spera Company Realtors ("Escrow Agent").

4. **Description of Real Property:** For purposes of this Contract, the Property is described as follows:

- A. Physical Property Address: 217 Wood Rd Stowe VT VT-Lamoille and/or
Street City/Town Zip County
B. Seller's Deed recorded in Volume 1043 at Page(s) 321 of the Stowe, VT Land Records; and/or
C. Parcel ID Number: 17035; and/or SPAN Number: 621-195-11491
D. The Property is further described as: Four bedroom, four bathroom single family home with +/- one acre of land.

NOTE: Not every Property Description choice is required in order to form this Contract. The validity and enforceability of this Contract is not
affected by the omission of one or more of the above choices, provided at least one choice is filled in. The deed delivered by Seller at Closing will
govern the legal description of the real property to be conveyed under this Contract.

5. **Closing:** Closing and transfer of title shall occur on 09/25/2025 at a mutually agreed time and place. Closing may occur earlier if Seller and
Purchaser agree in writing. **Neither party shall be obligated to extend the date set for Closing.**

6. **Contract Date:** 07/26/2025 **Contract Time:** 11:59 ☐ A.M. ☒ P.M. EST/EDT
No binding contract shall be created or deemed to exist between Seller and Purchaser unless all terms and conditions of any offer(s) and/
or counteroffer(s), including any addenda or supplemental conditions are agreed to in writing, **signed** (with any changes **initialed**) by **both**

Seller's Initials

CP

Buyer's Initials

MK AM
07/24/25 07/24/25
3:39 PM EDT 3:20 PM EDT
dotloop verified dotloop verified

12. **Condominium/Common Interest Community:** If the Property is a condominium unit, part of a common interest community, planned community, planned unit development (PUD) or other property subject to the Vermont Common Interest Ownership Act, a Common Interest Ownership Addendum is required. Common Interest Ownership Addendum attached. ☒ Yes ☐ No.
13. **State and Local Permits:** The parties acknowledge that certain state and local permits may govern the use of the Property. To the best of Seller's knowledge, the Property is in compliance with any existing permits. Further, Seller has not received notice of violation(s) of any State or Local permit that has not been cured or resolved, unless otherwise disclosed in writing.
14. **Possession:** Possession and occupancy of the premises, together with all keys/access devices or codes to the premises and any property or fixtures that are part of the sale, shall be given to Purchaser at Closing unless otherwise agreed in writing. Seller shall leave the premises broom clean, free from all occupants, and shall remove all personal property not being sold hereunder, together with the personal property of all occupants. Seller agrees to permit Purchaser to inspect the premises within 24 hours prior to the date set for Closing to ensure compliance with this provision.
15. **Payment of Purchase Price:** Payment of the Purchase Price is due at Closing and shall be adjusted for any Contract Deposits held by Escrow Agent to be disbursed at Closing, taxes or tax withholding applicable to Seller as described in Sections 17 and 18 of this Contract, or as required by other applicable law, Closing Adjustments under Section 25 of this Contract, compensation due to Seller's real estate broker, and any other items agreed to in writing by Seller and Purchaser. The purchase price, after adjustments are made, shall be paid to Seller in cash, by wire transfer, electronic transfer, certified, treasurer's or bank teller's check, check drawn on the trust or escrow account of a real estate broker licensed in the State of Vermont, or, check drawn on the trust or escrow account of an attorney licensed in the State of Vermont, or any combination of the foregoing. Seller and Purchaser agree that, prior to Closing, upon request, the brokers named in Section 28 of this Contract shall be provided with a copy of the proposed TILA-RESPA Closing Disclosure (CD) pages 2 and 3 (Closing Cost Details and Summaries of Transactions) and, at Closing, upon request, said brokers shall be provided a copy of the final CD(s) signed by Seller and Purchaser. In the event Seller requests funds by wire transfer or by certified, treasurer's or bank teller's check, Seller shall provide notice thereof to the attorney or settlement agent closing the transaction within a reasonable time prior to the date scheduled for Closing. All fees or charges incurred to enable funds to be paid to Seller by wire transfer, certified, treasurer's or bank teller's check shall be paid for at Closing by Seller. Unless otherwise agreed to in writing, or as directed by the attorney or settlement agent closing the transaction, all Contract Deposits held by Escrow Agent shall be paid directly to Seller at Closing and credited toward the total proceeds to be paid to Seller at Closing. In the event the attorney or settlement agent closing the transaction requests Escrow Agent to deliver the Contract Deposits prior to the date set for Closing, Seller and Purchaser hereby authorize Escrow Agent to do so, provided the Contract Deposit funds are made payable to the closing attorney or settlement agent's trust or escrow account and Escrow Agent reasonably believes the Closing shall occur as scheduled.
16. **Deed:** Unless otherwise agreed to in writing, Seller shall deliver to Purchaser at Closing a Vermont warranty deed, prepared and paid for by Seller, conveying marketable title to the Property as defined by Vermont law.
17. **Property Transfer Tax/Land Gains Tax/Act 250 Disclosure Statement:** Purchaser shall pay any Vermont Property Transfer Tax due on account of the sale of the Property. If any Vermont Land Gains Tax is due as a result of the sale of the Property, the Seller shall pay such tax as may be due, except as otherwise provided by law or by addendum to this Contract. At or prior to closing, Seller shall provide Purchaser with satisfactory proof either that there is no such tax due or that the tax has been paid in full, or shall provide a certificate from the Vermont Department of Taxes specifying the amount of any tax that may be due as a result of the sale. In the event Seller is required to provide Purchaser with an Act 250 Disclosure Statement and fails to provide such a statement or provides the statement in an untimely manner, Purchaser's closing on this transaction and acceptance of Seller's deed shall constitute a waiver and release of Purchaser's right to declare this Contract unenforceable, to rescind this transaction or to pursue Seller for damages arising out of the failure to provide an Act 250 Disclosure Statement.
18. **Income Tax Withholding Requirements if Seller is a Nonresident of Vermont and/or Subject to Tax Under the U.S. Foreign Investment in Real Property Tax Act:** If Seller is a nonresident of Vermont, unless a withholding certificate is issued by the Vermont Commissioner of Taxes in advance of the closing, Purchaser shall withhold 2.5 percent of the total purchase price and file a withholding tax return with the Vermont Department of Taxes. In addition, if the sale of the Property subjects Seller to the payment of federal tax under the Foreign Investment in Real Property Tax Act (FIRPTA), unless a withholding certificate is issued by the Internal Revenue Service, Purchaser shall withhold 15 percent of the total purchase price (35% for foreign corporations) and file a withholding tax return with the Internal Revenue Service. If Purchaser fails to withhold such taxes when required to do so, Purchaser may be liable to the respective taxing authorities for the amount of such tax. Purchaser shall have the right to reasonably request evidence that Seller is exempt from payment of either tax in the form of a certificate of residence or non-foreign status. In the event Purchaser is determined to be liable for the payment of either tax, Seller shall indemnify and hold Purchaser harmless from all such liability together with any interest, penalties and reasonable expenses, including attorney's fees, incurred by Purchaser.
19. **Purchaser's Examination of Title:** Purchaser, at his or her sole cost and expense, shall cause the title to the Property to be examined and shall notify Seller in writing, prior to the date set for Closing, of the existence of any encumbrances or defects which are not accepted in this Contract which render title unmarketable as defined by Vermont law. In such event, Seller shall have thirty (30) calendar days from the time Seller receives such notice to remove the specified encumbrances or defects. Promptly following receipt of such notice, Seller shall exercise reasonable efforts and diligence to remove or cure the specified encumbrances or defects. If, at the expiration of thirty (30) calendar days from the receipt of such notice, or on the date set for Closing, whichever is later, Seller is unable to convey marketable title free and clear of such encumbrances or defects, Purchaser may terminate this Contract, and, if so, shall receive all Contract Deposits and, in addition, may pursue all legal and equitable remedies provided by law, including any damages incurred after the thirty (30) day period referred to above.

Seller's Initials    

Buyer's Initials    
07/24/25 5:59 PM EDT dotloop verified 07/24/25 5:20 PM EDT dotloop verified

- 20. Default:** If Purchaser fails to close as provided herein, or is otherwise in default, Seller may terminate this Contract by written notice as provided in Section 28 and claim all Contract Deposit(s) as liquidated damages or may elect to pursue all legal and equitable remedies provided by law. In the event of Purchaser's default, Seller's damages may be difficult to initially evaluate due to future events that cannot be predicted. The Contract Deposit(s) is agreed to be a reasonable estimate of at least some of Seller's damages resulting from Purchaser's default. Seller's right to claim the Contract Deposit(s) is not intended to be a penalty for Purchaser's default nor an incentive for Purchaser to perform its obligations under this Contract. If Seller fails to close, or is otherwise in default, Purchaser may terminate this Contract by written notice as provided in Section 28 and claim all Contract Deposit(s) as liquidated damages or subject to the provisions of Section 19 relating to the thirty (30) calendar day cure period for title encumbrances or defects, elect to pursue all legal and equitable remedies provided by law. In the event legal action is instituted arising out of a breach of this Contract, for payment or return of the Contract Deposit(s) or to obtain any available legal or equitable remedy, the substantially prevailing party shall be entitled to reasonable attorney's fees and court costs.
- 21. Contract Deposits:** At Closing and transfer of title, Escrow Agent shall disburse all Contract Deposits. In the event Purchaser terminates this Contract under the specific provisions hereof entitling Purchaser to terminate, upon written demand, Escrow Agent shall refund all Contract Deposits to Purchaser in accordance with laws and regulations applicable to Escrow Agent. Seller shall be given 7 calendar days to provide a written challenge to Escrow Agent and Purchaser if Seller disputes termination by Buyer was pursuant to a specific provision of the contract. This shall be deemed a contested dispute. In the event either Seller or Purchaser does not perform and fails to close on the terms specified herein, this shall constitute a default. In the event of a default undisputed by Seller and Purchaser, upon written demand, Escrow Agent shall pay all Contract Deposits to the non-defaulting party in accordance with laws and regulations applicable to Escrow Agent. In such case, Seller and Purchaser agree to execute and deliver to Escrow Agent an Authorization for Delivery of All Contract Deposits to the party entitled to such Deposits. In the event Seller or Purchaser provides written notice to the other party of a claimed default and demands delivery of all Contract Deposits on account of such claimed default, if the party to whom such notice is sent disagrees, that party shall provide notice to the party demanding all Contract Deposits and to the Escrow Agent named in Section 3 of this Contract. This shall be handled as a contested dispute. Payment of all Contract Deposits by the Escrow Agent absent a contested dispute shall constitute the final resolution and disposition of all Contract Deposits. If there is a contested dispute the parties are encouraged, but not required, to resolve the dispute through mediation. In the event the parties enter mediation, they shall notify Escrow Agent and, if the dispute is resolved by mediation, the Escrow Agent shall pay the escrow funds pursuant to a written settlement agreement signed by all the parties. If the contested dispute cannot be resolved by the parties the Escrow Agent may pay all Contract Deposits into court for the purpose of determining the rights of the parties to all Contract Deposits or continue to hold the money in escrow until a written agreement, signed by both Seller and Purchaser, is delivered to the Escrow Agent. Seller and Purchaser acknowledge and agree that resolution of all Contract Deposits in this manner fully and completely satisfies all laws, regulations and obligations applicable to Escrow Agent and agree to release, discharge, hold harmless and indemnify Escrow Agent acting in good faith pursuant to this section. In the event mediation is demanded and the dispute over all Contract Deposits is resolved by mediation, Seller and Purchaser agree to instruct Escrow Agent, in writing, as to the disposition and payment of all Contract Deposits. All costs and expenses of any such action, including attorney's fees incurred by Escrow Agent, shall be borne jointly and severally by Seller and Purchaser irrespective of the amount of all Contract Deposits and irrespective of which party ultimately prevails in the dispute. In the event of a dispute concerning default or payment of all Contract Deposits by Escrow Agent, Escrow Agent shall not be personally liable to either party except for bad faith or gross neglect. In the event a claim other than for bad faith or gross neglect is asserted against Escrow Agent, the parties shall jointly and severally indemnify and hold Escrow Agent harmless from all loss or expense of any nature, including attorney's fees, arising out of the holding of all Contract Deposits irrespective of the amount of all Contract Deposits.
- 22. Terms and Conditions of Escrow Agent Holding Contract Deposits:** Seller and Purchaser acknowledge that Vermont law provides that real estate brokers shall place any Contract Deposits held by them that are reasonably expected to earn less than One Hundred Dollars (\$100.00) in interest in a pooled interest-bearing trust account or escrow (IORTA) account. Interest accrued on such Contract Deposits is remitted to the Vermont Housing Finance Agency (VHFA) to be used in the Agency's single-family home mortgage programs. Seller and Purchaser further acknowledge that Vermont law also provides that real estate brokers shall place any Contract Deposits held by them that are reasonably expected to earn interest more than One Hundred Dollars (\$100.00) in interest in an individual interest-bearing account. Acknowledging the above advisements, for the convenience of the transaction, Seller and Purchaser agree that unless otherwise agreed in writing, all Contract Deposits held by Escrow Agent shall nonetheless be placed in a pooled interest-bearing IORTA account and the interest accrued thereon shall be remitted to VHFA even if the interest thereon is expected to earn more than One Hundred Dollars (\$100.00).
- 23. Fixtures and Personal Property:** Insofar as any of the following items are now located on and belong to the Property, they shall be deemed to be fixtures and are included in this sale; heating, lighting and plumbing fixtures; storm windows and doors; screens and screen doors; curtain rods, window shades and blinds; shrubbery and trees; wall-to-wall carpeting, television antennae and satellite dish. **NO PERSONAL PROPERTY, INCLUDING TELEVISION(S) AND TELEVISION MOUNTING BRACKET(S), IS INCLUDED IN THIS SALE UNLESS EXPRESSLY IDENTIFIED AND DESCRIBED IN THIS CONTRACT OR IN ANY SCHEDULE ATTACHED HERETO.** Any personal property transferred under this Contract is sold "As Is" with no warranties of any kind, express or implied, other than the warranty of title.
- 24. Risk of Loss/Insurance:** During the period between the date of this Contract and the transfer of title, risk of loss shall be on the seller. Seller shall continue to carry such fire and extended coverage insurance as is presently maintained on the buildings and improvements located on the Property. In the event any of the buildings or improvements are destroyed or damaged and are not restored to their present condition by the date set for closing, Purchaser may either accept title to the Property and receive the benefit of all insurance monies recovered on account of such damage or may terminate this Contract and be entitled to the return of all Contract Deposits as Purchaser's sole remedy.

Seller's Initials    

Buyer's Initials    
07/24/25 5:59 PM EDT dotloop verified 07/24/25 5:20 PM EDT dotloop verified

25. Closing Adjustments:

- a. Real property taxes, municipal taxes, fees and assessments, condominium assessments, rents, utilities or similar items shall be apportioned and prorated at Closing between Seller and Purchaser. Seller shall be responsible for closing adjustments and expenses until the day before Closing. Purchaser shall be responsible for closing adjustments and expenses on and after the day of Closing.
- b. Should any tax, charge, rate or assessment be undetermined on the date of Closing, the last determined tax, charge, rate or assessment shall be used for purposes of apportionment and proration.
- c. Any payment under the Vermont Statewide Education Property Tax which reduces the real estate property tax on the Property, either for the current tax year or thereafter, shall be allocated and paid to Seller at Closing unless the Seller and Purchaser otherwise agree in writing. **It is understood and agreed that the amount of any such payment is the property of the Seller and shall not be applied to the apportionment and proration of taxes.**
- d. **Purchaser is advised that the payment to be made to Seller at Closing on account of any applicable Statewide Education Property Tax may require Purchaser to have available funds at Closing that might significantly exceed funds for closing adjustments that would otherwise be required.**
- e. Purchaser shall reimburse Seller at Closing for fuel at the Property at the current rate charged by the Seller's fuel supplier at the time of Closing, with the exception of propane which shall be handled outside of Closing by Seller and Purchaser as set forth in Title 9 V.S.A. Section 2461b, with reference to the Vermont Attorney General Consumer Protection Rule (CP) 111, Regulation of Propane.
- f. The net amount of the above adjustments shall be added to or deducted from the amount due to or owed by Seller at Closing.

26. Effect: This Contract is for the benefit of and is binding upon Seller and Purchaser, and their respective heirs, successors, administrators, executors and assigns. This Contract, together with any written and signed addenda thereto, contains the entire agreement by and between Seller and Purchaser and supersedes any and all prior agreements, written or oral. This Contract shall be governed by the laws of the State of Vermont.

27. Modification and Amendment: No change, modification, amendment, addition or deletion affecting this Contract shall be effective unless in writing and signed by Seller and Purchaser.

28. Written Notices/Effective Delivery: Any notice required to be in writing under this Contract (and any addenda or supplemental conditions thereto) must be signed by Seller, Purchaser, or their respective attorneys, by actual or electronic signature that complies with Federal and Vermont electronic signature laws. All such notices, other than those sent to the parties' respective attorneys, shall be effective only if sent to the address(es) (including email addresses) set forth in this Contract, by hand, courier, delivery service, facsimile transmission (fax), U.S. mail, or by a digitally signed or scanned, signed document or image sent by electronic transmission. **Emails without a digitally signed or scanned, signed document or image attached shall not be effective notice.** In the event notices are sent by hand, courier, delivery service or regular (not certified) U.S. mail, such notices shall be effective upon receipt. Text or telephonic notice shall not be effective to satisfy any required notice.

Any notice required to be sent to Seller shall be effective if sent to:

- A real estate broker representing Seller (Seller's Agency/Agent) identified below; or
- A broker's agent acting as agent of Seller's Agent (Broker's Agency/Agent) identified below; or
- A Vermont attorney representing Seller in the transaction; or
- Seller at the address(es) set forth on Page 1 of this Contract.

Any notice required to be sent to Purchaser shall be effective if sent to:

- A real estate broker representing Purchaser (Buyer's Agency/Agent) below; or
- A Vermont attorney representing Purchaser in the transaction; or
- Purchaser at the address(es) set forth on Page 1 of this Contract.

Broker representing Seller (Seller's Agency/Agent), if any:

Pall Spera Company Realtors-Stowe Agency	Pall Spera Agent
---	---------------------

Street Address/P.O. Box	City/Town	State	Zip
-------------------------	-----------	-------	-----

pall.spera@pallspera.com Email	Telephone	Fax	
-----------------------------------	-----------	-----	--

- ☐ Broker's Agency/Agent, if any, or
☒ Buyer's Agency/Agent, if any (check one)

KW Vermont - Stowe Agency	KC Chambers Agent
------------------------------	----------------------

1056 Mountain Road, #1, Stowe, VT 05672 Street Address/P.O. Box	City/Town	State	Zip
--	-----------	-------	-----

kc@bespokevt.com Email	Telephone	Fax	
---------------------------	-----------	-----	--

Seller's Initials    	Buyer's Initials    
---	--

- 29. Efforts of Agent(s):** Seller and Purchaser agree that the Agency/Agent(s) named in Section 28, and their respective efforts, brought about this Contract.
- 30. Calendar Days/Counterparts:** Whenever this Contract or an addendum or amendment thereto refers to a day or days, it shall be deemed to be calendar days. This Contract may be executed in two or more counterparts, each of which shall be deemed an original but all of which shall constitute one and the same Contract.
- 31. Time is of the Essence:** Time is of the essence with respect to all obligations and undertakings of Seller and Purchaser under this Contract including the times for providing all notices required to be given. Failure to act within the time period required shall constitute a breach of this Contract or waiver of the contingency or condition sought to be exercised.
- 32. Purchaser acknowledges receipt of the following documents when applicable:**
- ☒ Vermont Real Estate Commission Mandatory Consumer Disclosure
 - ☒ Vermont Department of Health – Pamphlet – “Well Water Testing: A Home Buyer’s Guide” (if the Property is served by a private water system)
 - ☒ Efficiency Vermont – Pamphlet – “Home Energy Information”

PURCHASER’S AGREEMENT TO PURCHASE

Purchaser:	<u>Meredith Krim</u> (Signature)	dotloop verified 07/24/25 5:59 PM EDT TWU-V77Z-DG1L-PMEQ Date and Time (EST/EDT)
Purchaser:	<u>Andrew Mallen</u> (Signature)	dotloop verified 07/24/25 5:20 PM EDT HHFS-65XL-DPRW-94IH Date and Time (EST/EDT)
Purchaser:	 (Signature)	Date and Time (EST/EDT)
Purchaser:	 (Signature)	Date and Time (EST/EDT)

SELLER’S AGREEMENT TO SELL

Seller:	<u>Misty Jan</u> (Signature)	<u>07/26/2025 8:25PM</u> Date and Time (EST/EDT)
Seller:	 (Signature)	Date and Time (EST/EDT)
Seller:	 (Signature)	Date and Time (EST/EDT)
Seller:	 (Signature)	Date and Time (EST/EDT)



COMMON INTEREST OWNERSHIP ADDENDUM

Addendum to Purchase and Sale Contract between:

Christy Patt Revocable Trust Trustee: Christy Patt (Seller) and

Meredith Krim and Andrew Mallen (Purchaser).

Property Location 217 Wood Rd, 35 Stowe (Property)
Street City/Town

The Contract Date is 07/26/2025.

1. The Property which is the subject of the above Contract is subject to the provisions of Vermont's Common Interest Ownership Act. This Act requires certain information concerning the Property to be provided to Purchaser.

2. The common ownership declaration, by-laws, rules and regulations of the homeowners' association and a certificate provided by the homeowners' association which sets forth the information required by §4-109 of the Act (27A V.S.A. §4-109(a)(1-12)) has been provided to Purchaser on or before the date of Purchaser's offer ☐ Yes ☒ No

3. If "No," Seller shall provide Purchaser with the information set forth above not later than 7 calendar days after the Contract Date.

4. **Notice:** Under Vermont law (27A V.S.A. §4-109(c)), the Contract between Seller and Purchaser is voidable by Purchaser until the Association Certificate has been provided to Purchaser and for five (5) days thereafter. In the event Purchaser seeks to void this Contract on the basis of information set forth in the Resale Certificate, Common Ownership Declaration, By-laws, or the Rules and Regulations of the homeowners' association, Purchaser shall do so by written notice in the manner required by Section 28 of the Contract provided such notice is given by Purchaser not later than five (5) days after Purchaser received the Resale Certificate, Common Ownership Declaration, By-laws, and the Rules and Regulations of the homeowners' association. In the event the Contract is voided by Purchaser in the manner set forth herein, the Contract shall be of no further force and effect, both Seller and Purchaser shall be released and discharged from all of their respective obligations under the Contract and any Contract Deposits shall promptly be returned to Purchaser. In such case, Seller and Purchaser agree to execute and deliver to Escrow Agent an authorization for delivery of all Contract Deposits. In the event notice is not sent by Purchaser strictly in accordance with the provisions hereof, Purchaser's opportunity to void the Contract shall no longer be available to Purchaser.

5. The parties acknowledge the following:

- Seller is not a person required to provide Purchaser with a public offering statement concerning the Property; and
- By law, Seller is not liable to Purchaser for any inaccurate or incomplete information provided by the homeowners' association as set forth in the Association Certificate.

Seller: Christy Patt 07/26/2025
(Signature) Date

Purchaser: Meredith Krim 07/24/25 5:59 PM EDT
: (Signature) Date
MXNS-DBH2-SW4A-XIX

Seller:
(Signature) Date

Purchaser: Andrew Mallen 07/24/25 5:20 PM EDT
: (Signature) Date
VEWT-FTYM-VQ8L-TLKH

Seller:
(Signature) Date

Purchaser:
: (Signature) Date

Seller:
(Signature) Date

Purchaser:
: (Signature) Date



PROPERTY INSPECTION CONTINGENCY ADDENDUM

Reference is made to a Purchase and Sale Contract between:

Christy Patt Revocable Trust Trustee: Christy Patt _____ (Seller) and
 Meredith Krim and Andrew Mallen _____ (Purchaser).
 217 Wood Rd, 35 _____
 Property Location _____ Street _____ City/Town _____ (Property)

The Contract Date is 07/26/2025.

Purchaser's obligation to close under the above Contract is subject to the contingency that Purchaser, at his/her sole expense, obtain an inspection or inspections of the Property by a Vermont licensed property inspector(s) selected by Purchaser. The inspection(s) may include, but shall not be limited to, the **roof, foundation, structural, mechanical, heating, plumbing, electrical, water** (including water potability), **radon** (including air and/or water), **wastewater/septic/sewage, or other systems or improvements on the Property**. If the results of any water potability tests indicate that the water is not potable under Vermont or Federal EPA standards applicable to the water system serving the Property, the water potability shall be deemed unsatisfactory under this Addendum, but not otherwise. If the results of any air radon tests show that the air radon level is not within applicable federal guidelines (less than 4 picocuries per liter) the air radon tests shall be deemed unsatisfactory under this Addendum, but not otherwise.

INSPECTION DEADLINE: All property inspection(s) shall be fully performed and completed, including results of all tests conducted as part of such inspection(s) not later than 14 **CALENDAR DAYS** after the **Contract Date**.

Check Applicable Option:

- ☒ A. If the results of such inspection(s) are unsatisfactory to Purchaser, Purchaser shall have the right to terminate this Contract, provided Purchaser shall give Seller written notice of Purchaser's decision to terminate this Contract based upon the results of the inspection(s) not later than 3 **CALENDAR DAYS** after the **INSPECTION DEADLINE**.
- ☒ B. If the inspection(s) disclose(s) substantial defects or deficiencies which, based upon written, signed estimates from independent qualified inspectors, contractors or other persons specializing in the type of repair needed, would cost, in the aggregate, more than \$10,000 _____ to repair, Purchaser shall have the right to terminate this Contract, provided Purchaser shall give Seller written notice of Purchaser's decision to terminate this Contract based upon the results of the property inspection(s) not later than _____ **CALENDAR DAYS** after the **INSPECTION DEADLINE**. As part of such notice, Purchaser shall provide Seller with copies of all such written signed estimates.
- ☒ C. Seller to provide Buyers with the May 2025 Septic pumping receipt and visual inspection results within two days of the contract date.
 Seller to provide Buyers with the results of the 2025 Radon test within two days of the contract date.

Sellers Initials

 _____

Purchaser's Initials

  _____
 07/24/25 5:59 PM EDT dotloop verified 07/24/25 5:20 PM EDT dotloop verified

Seller and Purchaser and **notification** thereof provided in the manner required by Section 28 not later than the above referenced **Contract Date** which shall constitute the **Contract Date** regardless of the date(s) the Contract is signed by Seller and Purchaser. The **Contract Date** shall be the commencement date for computing any time periods in this Contract and any addenda to this Contract, which time periods shall be calculated as follows: the Contract Date shall not be counted; the first day after the Contract Date shall be the first day counted; Saturdays, Sundays and legal holidays shall be counted; and the final day shall be counted. Either party has the right to withdraw any offer made by that party prior to its acceptance and notification thereof given by the other party in writing. **In the event a binding contract is not made by the Contract Date, neither party shall have any obligations to the other party. Oral communication of any offer or oral notification of acceptance of any offer is not sufficient to create a legally binding contract.**

7. **Financing Contingency:** Purchaser's obligation to close under this Contract ☒ **is** ☐ **is not** subject to a financing contingency that Purchaser obtain mortgage financing in the amount of 80% of the purchase price for a term of 30 years at an interest rate not higher than mkt % fixed for the term of the loan or % variable on the date of closing with not more than points to be paid at Closing. Purchaser agrees to act diligently to obtain such financing and shall, within 10 calendar days after this Contract is executed by Seller and Purchaser and notice thereof is provided to Purchaser in the manner required by Section 28, submit a complete and accurate application for first mortgage financing to at least one mortgage lender or mortgage broker currently providing or placing such loans requesting first mortgage financing in the amount and on the terms set forth above. If Purchaser fails to timely submit such an application, this financing contingency is waived by Purchaser. If, despite best efforts, Purchaser is denied financing by, or is unable to obtain financing approval from, the mortgage lender upon the terms set forth above, on or before 09/18/2025, Purchaser (but not Seller) shall have the right to TERMINATE this Contract, provided Purchaser gives Seller written notification thereof, together with a copy of the lender's denial letter or letter from the lender explaining the reasons for Purchaser's inability to obtain such financing, within four (4) calendar days after the above date in the manner required by Section 28. If Purchaser fails to do so, Purchaser's right to terminate this Contract on account of the Financing Contingency is waived.

Purchaser understands that strict adherence to all timelines and other requirements of any Lender, including Purchaser's "Notice of Intent to Proceed with Loan" is critical to satisfy this Financing Contingency. Any failure to do so may adversely affect Purchaser's rights and obligations under this Contract.

In the event Purchaser terminates this Contract in accordance with the provisions of this section, all Contract Deposits shall be forthwith returned to Purchaser; the Contract shall be terminated and shall be of no further force and effect. In such case, Seller and Purchaser agree to execute and deliver to Escrow Agent an authorization for delivery of all Contract Deposits to Purchaser.

Purchaser has obtained a mortgage lender's pre-approval or pre-qualification letter. ☒ **Yes** ☐ **No**

If purchaser's obligation to close **IS NOT** subject to a financing contingency, Purchaser represents to Seller, Purchaser has sufficient cash and or liquid assets enough to close on the purchase of property.

8. **Lead-Based Paint:** Based upon representations made by Seller and Purchaser's own investigation and information, it is agreed that the Property ☒ **is** ☐ **is not** pre-1978 residential real estate and therefore ☒ **is** ☐ **is not** subject to Federal (EPA/HUD), State and, if applicable, Municipal Lead-Based Paint Regulations. If the Property is pre-1978 residential real estate, the parties must execute a Lead-Based Paint Addendum with required disclosures, which shall become part of this Contract. Lead-Based Paint Addendum and Disclosures attached. ☒ **Yes** ☐ **No**.
9. **Property Inspection Contingency:** Purchaser's obligation to close under this Contract ☒ **is** ☐ **is not** subject to a property inspection contingency. If this Contract is subject to a property inspection contingency, the parties must execute a Property Inspection Contingency Addendum which shall become part of this Contract.
10. **Addendum/Addenda to Contract:** Additional terms to Contract are set forth in the Addendum (or Addenda) signed by Seller and Purchaser. ☒ **Yes** ☐ **No**

11. Special Conditions:

-Seller agrees to pay buyer agent compensation of 2.5% at closing.

-Attorney Review: Purchasers and Seller's obligation to close under this Contract is contingent upon a Vermont attorney selected and paid for by Purchaser and/or Seller to review the terms and provisions of this Contract other than the price. If, as a result of the Attorney Review, Purchaser or Seller desire to terminate this Contract, Purchaser or Seller shall have the right to do so not later than 8/5/25 and not thereafter. Neither Seller nor Purchaser shall have any right to terminate this Contract under this Attorney Review provision based on the price set forth in the Contract.

-Seller's obligation to close under this contract is contingent upon Seller finding suitable housing and completing the purchase and closing of a new home by 9/25/25. Deadline may be extended with written mutual agreement between parties. All contingencies of this purchase contract shall begin on the contract date of the Seller's new home purchase. In the event that Seller is not under contract for a new home purchase by 8/1/25, either Seller or Purchaser shall have the right to terminate this contract in writing and Purchaser shall promptly receive contract deposit in full. In the event of termination, Purchaser shall receive no compensation from Seller for any expenses incurred as a result of this transaction, and Seller and Purchaser shall be released from any and all obligations under this contract.

-Seller agrees that she does not maintain flood insurance on the property.

Seller's Initials    

Buyer's Initials    



Vermont Mandatory Flood Disclosure



Date Prepared: _____

Seller's Name(s): Christy Patt _____Property Address: 217 Wood Road, Stowe, VT 05672 _____

Street

City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood status of their property to the Purchaser. The FEMA search engine can be found at <https://msc.fema.gov/portal/home>.

Descriptions of FEMA's flood hazard areas can be found at <https://www.fema.gov/glossary/flood-zones>.

1	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Special Flood Hazard Area?	☐ Yes	☒ No
2	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Moderate Flood Hazard Area?	☐ Yes	☒ No
3	Has the real property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	☒ Yes	☐ No
3a	If yes, please describe: <u>Summer Storm June 2024. Roadwork completely improved. Installed Sump pump & new driveway & subate. July storm all dry.</u>		
4	Does the seller maintain flood insurance on the real property?	☐ Yes	☐ No

Seller has completed this form personally, reviewed the FEMA map and associated data themselves, and has not relied upon anyone else to provide this information.

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER. THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

Seller: Christy Patt 6/6/25
(Signature) (Date)

Seller: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Purchaser acknowledges receipt of this Disclosure

Purchaser: Meredith Krim 07/24/25 5:59 PM EDT
(Signature) (Date)

Purchaser: Andrew Mallen 07/24/25 5:20 PM EDT
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

TIME IS OF THE ESSENCE as to the INSPECTION DEADLINE and any NOTICE OF PURCHASER’S TERMINATION of the Contract pursuant to this Addendum.

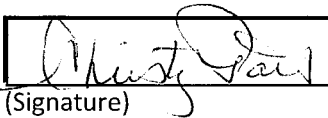
If notice of Purchaser’s decision to terminate the Contract based upon the results of the property inspection(s) is not provided to Seller as set forth in option A, B or C above, or if the inspection(s) is not fully performed and completed, including results of all tests conducted as part of such inspection(s), by the INSPECTION DEADLINE, this contingency shall be deemed waived and shall be of no further force and effect.

In the event Purchaser terminates this Contract in accordance with the provisions of this Property Inspection Contingency Addendum, all Contract Deposit(s) shall be forthwith returned to Purchaser subject to the rules and regulations applicable to Escrow Agent, the Contract shall be terminated and shall be of no further force and effect. In such case, Seller and Purchaser agree to execute and deliver to Escrow Agent an authorization for deliver of all Contract Deposit(s).

Any notices required to be sent under this Property Inspection Contingency Addendum shall be sent in accordance with Section 28 of this Contract.

Seller hereby agrees to provide access to the Property upon reasonable prior notice for purposes of above inspection(s). Any damage caused to the Property as a result of the inspection(s) shall be Purchaser’s responsibility.

Seller:



07/24/2025

(Signature) Date

Purchaser:



dotloop verified
07/24/25 5:59 PM EDT
NSNH-IVS3-YASB-CRRT

(Signature) Date

Seller:
(Signature) Date

Purchaser:



dotloop verified
07/24/25 5:20 PM EDT
F17D-G202-FKJP-T4JG

(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Required Federal Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular problem to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address: 217 Wood Road, Stowe, VT 05672

Seller's Disclosure (initial applicable sections)

OS	

1. Presence of lead-based paint and/or lead based paint hazards:
 - a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

2. Records and reports available to the Seller:
 - a. Seller has provided the Purchaser with all available records and reports available pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

OS	
CP	

- b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial applicable sections)

NR	QR
07/24/25 5:59 PM EDT dotloop verified	07/24/25 6:00 PM EDT dotloop verified
NR	QR
07/24/25 5:59 PM EDT dotloop verified	07/24/25 5:20 PM EDT dotloop verified

Purchaser has received copies of all information listed above.

Purchaser has received the pamphlet *Protect Your Family from lead in Your Home*.

Seller's Initials

--	--	--	--

Buyer's Initials

--	--	--	--

Purchaser has:

- a. Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

<i>NK</i>	<i>QM</i>
07/24/25 5:59 PM EDT dotloop verified	07/24/25 5:20 PM EDT dotloop verified

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)



Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information respectively provided by each of them is true and accurate.

Seller: *Misty Dean* 6/6/25
(Signature) Date

Purchaser: *Meredith Krim*
(Signature) Date
dotloop verified
07/24/25 6:11 PM EDT
Z16C-H7IK-FUUP-7NMJ

Seller:
(Signature) Date

Purchaser: *Andrew Mallen*
(Signature) Date
dotloop verified
07/24/25 6:10 PM EDT
5PRY-OPRE-SQJQ-2FQS

Seller:
(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date

VR-002 Rev. A