



PURCHASE AND SALE CONTRACT

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

Buyer's Full Name	Mailing Address	Telephone #/E-Mail Address
Susan Fisher	PO Box 59	802-839-0254 rose@stowevt.net
Henry Robert Rose	Stowe, VT 05672	802-839-0253 brose@stowevt.net
Seller's Full Name	Mailing Address	Telephone #/E-Mail Address
Nocturnal Stowe LLC	2127 Brickell Ave #1904	
	Miami, FL 33129	

1. **Purchase and Sale Contract:** This Purchase and Sale Contract (Contract) is made by and between:
Susan Fisher and Henry Robert Rose (Buyer)
and Nocturnal Stowe LLC (Seller).

Buyer 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 two hundred thousand U.S. Dollars (\$ 1,200,000.00)

3. **Contract Deposit:** \$ 120,000.00 (U.S. Dollars) Due to Escrow Agent by 10/14/2025 as evidenced by one or more of the following:

☐ Personal check ☐ Bank check ☐ Cash ☒ Wire transfer ☐ ACH transfer

Additional Contract Deposit of \$n/a **(U.S. Dollars)** shall be delivered to the Escrow Agent by . Unless otherwise agreed in writing, the pendency of any contingencies or special conditions in this Contract does not suspend or postpone Buyer's obligation to make any required additional Contract Deposit. If no binding Contract is created by the Contract Date or if Buyer withdraws any pending offer prior to Seller's acceptance of that offer and notification thereof, all Contract Deposits shall be promptly returned to Buyer. All Contract Deposits shall be held by: Pall Spera Company Realtors-Stowe ("Escrow Agent").

Seller's Initials

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Buyer's Initials

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

A. Physical Property Address:

140 Cottage Club Road Stowe, 05672 VT. Lamoille County and/or

Street City/Town Zip County

B. Seller's Deed recorded in Volume 1199 at Page(s) 197 of the Stowe,
VT Land Records; and/or

C. Parcel ID Number: 28002; and/or SPAN Number: 621-195-11236

D. The Property is further described as: _____

Commercial Property MLS#5030648 3156 sq ft building on one acre

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 11/04/2025 at a mutually agreed time and place. Closing may occur earlier if Seller and Buyer agree in writing. **Neither party shall be obligated to extend the date set for Closing.**

6. Contract Date: 10/11/2025 **Contract Time:** 11:59 ☐ A.M. ☒ P.M. EST/EDT

No binding contract shall be created or deemed to exist between Seller and Buyer 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 and Buyer and notification thereof provided in the manner required by Section 30 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 Buyer. 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.**

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

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


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

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

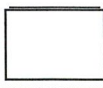
If Buyer's obligation to close **IS NOT** subject to a financing contingency, Buyer represents to Seller, that Buyer has sufficient cash and or liquid assets enough to close on the purchase of Property.

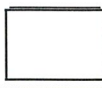
8. **Lead-Based Paint:** Based upon representations made by Seller and Buyer's own investigation and information, it is agreed that the Property ☐ is ☒ is not pre-1978 residential real estate and therefore ☐ is ☒ is not subject to Federal (EPA/HUD), State and, if applicable, municipal lead-based paint regulations. If the Property is pre-1978 residential real estate, the parties must execute a

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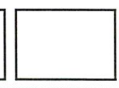


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Lead-Based Paint Addendum with required disclosures, which shall become part of this Contract. Lead-Based Paint Addendum and Disclosures attached. ☐ Yes ☒ No.

9. **Flood Disclosure:** 27 V.S.A. § 380 requires a Seller of real property in Vermont to disclose actual knowledge of the flood risks and status of their property to the Buyer. Vermont Mandatory Flood Disclosure attached. ☒ Yes ☐ No.

10. **Property Inspection Contingency:** Buyer'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 or clause which shall become part of this Contract.

11. **Addendum/Addenda to Contract:** Additional terms to Contract are set forth in the Addendum (or Addenda) signed by Seller and Buyer. ☒ Yes ☐ No

12. **Special Conditions:**

13. **Condominium/Common Interest Community/Homeownership Association (HOA):** 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.

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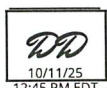
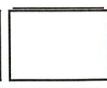
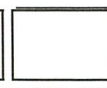

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14. State and Local Permits: The parties acknowledge that certain State and Local permits may govern the use of the Property. To the best of Seller's knowledge, the Property is in compliance with any existing permits. Further, Seller has not received notice of violation(s) of any State or Local permit that has not been cured or resolved, unless otherwise disclosed in writing.

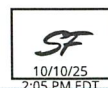
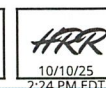


15. Possession: Possession and occupancy of the premises, together with all keys/access devices or codes to the premises and any property or fixtures that are part of the sale, shall be given to Buyer at Closing unless otherwise agreed in writing. Seller shall leave the premises broom clean, free from all occupants, and shall remove all personal property not being sold hereunder, together with the personal property of all occupants. Seller agrees to permit Buyer to inspect the premises within 24 hours prior to the date set for Closing to ensure compliance with this provision.

16. 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 19 and 20 of this Contract, or as required by other applicable law, Closing Adjustments under Section 27 of this Contract, compensation due to Seller's or Buyer's real estate agency, and any other items agreed to in writing by Seller and Buyer. 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 agency 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 Buyer agree that, prior to Closing, upon request, the agents named in Section 30 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 agents shall be provided a copy of the final CD(s) signed by Seller and Buyer. 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 Buyer hereby authorize Escrow Agent to do so, provided the Contract Deposit funds are made payable to the closing attorney or settlement**

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Buyer's Initials

agent's trust or escrow account and Escrow Agent reasonably believes the Closing shall occur as scheduled.

17. Wire Fraud. All parties are advised to never wire funds without personally speaking with the intended recipient of the wire to confirm the routing number and account number and to verify that the contact information is legitimate. Exercise extreme caution when wiring funds in real estate transactions.

18. Deed: Unless otherwise agreed to in writing, Seller shall deliver to Buyer at Closing a Vermont warranty deed, prepared and paid for by Seller, conveying marketable title to the Property as defined by Vermont law.

19. Property Transfer Tax/Land Gains Tax/Act 250 Disclosure Statement: Buyer 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 Buyer 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 Buyer with an Act 250 Disclosure Statement and fails to provide such a statement or provides the statement in an untimely manner, Buyer's closing on this transaction and acceptance of Seller's deed shall constitute a waiver and release of Buyer'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.

20. 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, Buyer shall withhold 2.5% 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, Buyer shall withhold 15% of the total purchase price (35% for foreign corporations) and file a withholding tax return with the Internal Revenue Service. If Buyer fails to withhold such taxes when required to do so, Buyer may be liable to the respective taxing authorities for the amount of such tax. Buyer 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 Buyer is determined to be liable for the payment of either tax, Seller shall indemnify and hold

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Buyer harmless from all such liability together with any interest, penalties and reasonable expenses, including attorney's fees, incurred by Buyer.

21. Buyer's Examination of Title: Buyer, at their 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, Buyer 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.

22. Default: If Buyer fails to close as provided herein, or is otherwise in default, Seller may terminate this Contract by written notice as provided in Section 30 and claim all Contract Deposits as liquidated damages or may elect to pursue all legal and equitable remedies provided by law. In the event of Buyer's default, Seller's damages may be difficult to initially evaluate due to future events that cannot be predicted. The Contract Deposits are agreed to be a reasonable estimate of at least some of Seller's damages resulting from Buyer's default. Seller's right to claim the Contract Deposits is not intended to be a penalty for Buyer's default nor an incentive for Buyer to perform its obligations under this Contract. If Seller fails to close, or is otherwise in default, Buyer may terminate this Contract by written notice as provided in Section 30 and claim all Contract Deposits subject to the provisions of Section 21 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 Deposits, or to obtain any available legal or equitable remedy, the substantially prevailing party shall be entitled to reasonable attorney's fees and court costs.

23. Contract Deposits: At Closing and transfer of title, Escrow Agent shall disburse all Contract Deposits. In the event Buyer terminates this Contract under the specific provisions hereof entitling Buyer to terminate, upon written demand, Escrow Agent shall refund all Contract Deposits to Buyer 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 Buyer if Seller disputes termination by Buyer was pursuant to a specific provision of the contract. This shall be deemed contested Contract Deposits. In the event either Seller or Buyer does not perform and fails to close on the terms specified herein, this shall constitute a

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default. In the event of a default undisputed by Seller and Buyer, 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 Buyer agree to execute and deliver to Escrow Agent an Authorization for Delivery of Contract Deposits to the party entitled to such Deposits. In the event Seller or Buyer 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 contested Contract Deposits. Payment of all Contract Deposits by the Escrow Agent absent contested Contract Deposits shall constitute the final resolution and disposition of all Contract Deposits. If there are contested Contract Deposits, 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 Contract Deposits 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 Buyer, is delivered to the Escrow Agent. Seller and Buyer 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 Buyer 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 Buyer 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.

24. Terms and Conditions of Escrow Agent Holding Contract Deposits: Seller and Buyer acknowledge that under Vermont law Escrow Agent 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

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Vermont Housing Finance Agency (VHFA) to be used in the Agency's mortgage programs. Seller and Buyer further acknowledge that Vermont law also provides that Escrow Agent may place any Contract Deposits held by them that are reasonably expected to earn more than One Hundred Dollars (\$100.00) in interest in an individual interest-bearing account if requested by the person making the deposit.


25. 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.

26. Risk of Loss/Insurance: During the period between the Contract Date 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, Buyer 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 Buyer's sole remedy.



27. 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 Buyer. Seller shall be responsible for closing adjustments and expenses until the day before Closing. Buyer 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 Buyer 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.***

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- d. **Buyer is advised that the payment to be made to Seller at Closing on account of any applicable Statewide Education Property Tax may require Buyer to have available funds at Closing that might significantly exceed funds for closing adjustments that would otherwise be required.**
- e. Buyer 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 Buyer 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.

28. Effect: This Contract is for the benefit of and is binding upon Seller and Buyer, 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 Buyer and supersedes any and all prior agreements, written or oral. This Contract shall be governed by the laws of the State of Vermont.

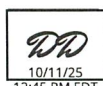
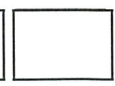
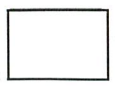
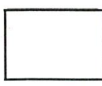
29. Modification and Amendment: No change, modification, amendment, addition or deletion affecting this Contract shall be effective unless in writing and signed by Seller and Buyer.

30. 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, Buyer, 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 Agent/Agency representing Seller identified below; or
- A Broker's Agent/Agency acting as agent of Seller's Agency 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.

Seller's Initials

Buyer's Initials

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

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

Seller's Agent/Agency representing Seller, if any:

Pall Spera Company Realtors LLC	Pall Spera		
Agency	Agent		
PO Box 539, Stowe, VT 05672			
Street Address/P.O. Box	City/Town	State	Zip
pall.spera@pallspera.com	(802) 253-9771		
Email	Telephone		

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


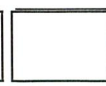
Berkshire Hathaway Home Services Stratton Home	Cindy Mitrani		
Agency	Agent		
PO Box 396, VT 05340			
Street Address/P.O. Box	City/Town	State	Zip
cindy@strattonhome.com	760-715-4599		
Email	Telephone		

31. Efforts of Agent(s): Seller and Buyer agree that the Agent(s)/Agency named in Section 30, and their respective efforts, brought about this Contract.

32. 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.

33. Time is of the Essence: Time is of the essence with respect to all obligations and undertakings of Seller and Buyer 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.

Seller's Initials

Buyer's Initials

34. Buyer 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”

BUYER’S AGREEMENT TO PURCHASE

Buyer: *Susan Fisher* dotloop verified
10/10/25 2:05 PM EDT
M8QS-TLIR-N1B5-BEEK
(Signature) Date and Time (EST/EDT)

Buyer: *Henry Robert Rose* dotloop verified
10/10/25 2:24 PM EDT
ZPTG-FHEV-VPOH-BWE7
(Signature) Date and Time (EST/EDT)

Buyer:
(Signature) Date and Time (EST/EDT)

Buyer:
(Signature) Date and Time (EST/EDT)

SELLER’S AGREEMENT TO SELL

Seller: *Desiree Dubon* dotloop verified
10/11/25 12:45 PM EDT
MU5V-X4MJ-KMLO-M1S4
(Signature) 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)



ADDENDUM _____ TO PURCHASE AND SALE CONTRACT



Purchase and Sale Contract between:

Nocturnal Stowe LLC _____ (Seller) and

Susan Fisher and Henry Robert Rose _____ (Buyer).

Property Address 140 Cottage Club Road
Street

Stowe
City/Town

The Contract Date is 10/11/2025.

This addendum is as follows:

It is a term of the Buyer's offer that the Seller agrees to have distributed from the transaction 2% of the gross / net purchase price, at closing to settle Buyer's contractual obligation in their buyer representation agreement with Berkshire Hathaway HomeServices Stratton Home(Buyer's Agency). Net purchase price is defined as the total purchase price minus any concessions. This is the only fee that Buyer's Agency will receive in this transaction from Seller or Seller's Agency. If Seller has authorized Seller's Agency to share a portion of the compensation being paid for services rendered, that portion will be applied to the total due Buyer's Agency.2

This Addendum constitutes a part of the above-referenced Contract. All terms and conditions set forth in the Contract shall remain as set forth in the Contract, except as may be modified by this or any other addendum to the Contract.

Seller:	<div><i>Desiree Dubon</i> <small>dotloop verified 10/11/25 12:45 PM EDT AX58-DT70-ILQN-V8YD</small></div>	Buyer:	<div><i>Susan Fisher</i> <small>dotloop verified 10/10/25 2:05 PM EDT 3A6H-YQCM-YD9K-50VP</small></div>
	(Signature) (Date)		(Signature) (Date)

Seller:	<div></div>	Buyer:	<div><i>Henry Robert Rose</i> <small>dotloop verified 10/10/25 2:25 PM EDT XMFU-QZGX-SBFT-J8JI</small></div>
	(Signature) (Date)		(Signature) (Date)

Seller:	<div></div>	Buyer:	<div></div>
	(Signature) (Date)		(Signature) (Date)

Seller:	<div></div>	Buyer:	<div></div>
	(Signature) (Date)		(Signature) (Date)