

SELLER RENT BACK AGREEMENT

This Agreement, made on 06/17/07, is a result of a Contract of Sale between [Redacted] Purchaser, and [Redacted] Seller, for real property located at [Redacted] (address) in the [Redacted] of Vienna Virginia.

In as much as the Purchaser and Seller wish to close this transaction and have title pass to the Purchaser, and the Seller wishes to remain in the Property past closing, Seller and Purchaser are entering into an agreement with the following conditions and terms:

1. Seller agrees to pay **One Hundred FortyOne Dollars and ThirtyThree Cent** (\$ 141.33) per day in rent.
 2. This rent shall commence on 06/22/07 and end midnight of 06/30/07 (date). Seller agrees to vacate and remove all personal property therefrom.
 3. Seller agrees there shall be no rebate of the agreed upon rent should Seller vacate prior to end of rental term.
 4. Rent for 9 days at \$ 1271.97 per day shall be withheld from Seller's net proceeds of sale at settlement and credited to Buyer. Any additional rents shall be paid to the party entitled thereto within 5 days of Seller vacating premises.
 5. During the period of occupancy of the Property by Seller after settlement, Seller (a) shall maintain the Property in its present condition, including heating, cooling, electrical, water supply, sewage, and mechanical systems and appliances, (b) shall pay all utility charges applicable to the Property during such period, (c) shall notify Purchaser in advance of the date Seller orders said utilities disconnected so as to avoid interruption of utility services, and (d) shall not make any alterations to the Property without the advance written consent of Purchaser.
 6. Deposit: Seller hereby deposits the sum of \$ 500 with * Monarch Title (*the Closing Entity, Closing Attorney, Title Company or Agency)
- Seller agrees said deposit may be used to repair any damages to the premises, excluding normal wear and tear, which may have occurred during Seller's occupancy. Seller shall be liable to Purchaser for the expense of repairing any damage to the Property caused by Seller or Seller's agents or employees; otherwise deposit will be returned to Seller within 5 days of Seller vacating premises.
7. Seller to pay **Two Hundred Dollars and Zero Cents** (\$ 200) per day in penalty in addition to the daily rent should the Seller not vacate the premises by midnight, 06/30/07 and agrees further to pay all costs, expense fees and charges incurred by Purchaser as a result of Seller's failure to timely vacate the premises.
 8. Before settlement for the Property is made, Purchaser at Purchaser's expense shall obtain such fire and extended coverage insurance on the Property which Purchaser deems adequate to provide reimbursement for the cost of replacement of any or all of the Property damaged by any of the risks covered by such insurance and, any provisions of the contract notwithstanding, all risk of loss or damage to the Property by fire, windstorm, casualty, or other cause is assumed by Purchaser upon settlement, regardless of possession. Seller agrees not to commit waste on the Property and agrees to turn over the Property to Purchaser in the same condition it was at closing, normal wear and tear expected.
 9. Seller shall maintain insurance on his contents and shall hold the Purchaser harmless for any loss of personal property
 10. Other provisions: _____

Otherwise as stated above, this Agreement does not in any way alter the original contract to purchase this Property.

Witness these seals and signatures this _____

Purchaser _____
[Redacted Signature]

_____ [Redacted Signature] _____
[Redacted Signature]

Purchaser _____

_____ [Redacted Signature] _____
[Redacted Signature]

