Agreement of Sale

Made this _____day of_____, 2026, by and between

Rettop Development Corp.
Of 236 Mowry Road, Monaca, PA 15061 (hereinafter called "seller")
and
_____
Of _____ (hereinafter called "buyer").

Witnesseth that: seller and buyer, intending to be legally bound, mutually covenant and agree as follows: within 30 days of the signing date of this agreement, seller shall by deed of general warranty, well and sufficiently grant and convey unto buyer, in fee simple, clear of all liens and encumbrance, except as hereinafter set forth, good and marketable title to the following described property:

All that certain piece, parcel, or tract of land, situate in the Township of Potter, County of Beaver, and Commonwealth of Pennsylvania, being Lot No. _____ in the Montgomery Ridge Plan of Lots. With a street address of _____, Monaca, PA 15061 and being Beaver County Tax Parcel No. 73-172-0213-_____

In consideration thereof; buyer agrees to pay therefore the sum of_____ Dollars ($), payable as follows:

- The non-refundable sum of _____ Dollars ($) (10% with a minimum $10,000.00) dollars hand money upon the signing hereof, receipt of which is hereby acknowledged
- Balance due on the date of closing

1. Possession to be given on the date of closing.
2. Current fiscal year taxes to be prorated as of the date of closing. Any delinquent taxes, penalties and interest to be paid by the seller.
3. State transfer stamps to be paid by the buyer. Local transfer stamps to be paid by the seller.
4. Should buyer fail to close or pay the additional sum of the purchase price, as herein provided, the aggregate sum paid will be retained by the seller as liquidated damages of the purchase price. They will be retained as liquidated damages and this agreement shall become null and void and both parties shall thereupon be released of all further liability hereunder.
5. The hand money paid under this agreement shall be held in escrow by the seller.
6. It is hereby understood between the parties hereto that the property has been inspected by buyer or his agent and that the same is being purchased solely in reliance upon such inspection, and that there are no representations or warranties except as set herein set forth: (none) – the buyers purchase the property in "as is" condition.
7. Seller represents that the zoning classification of the property is suburban – residential and the present Use of the property is vacant land in compliance with the zoning laws, and there is no existing notice of an uncorrected violation of the housing, building, safety or fire ordinances.
8. Buyer acknowledges receipt of the protective covenants and construction agreement for Montgomery Ridge Plan of Lots and agrees to abide by same.
9. Buyer agrees to be serviced by the Dominion Peoples gas line.
10. It is agreed that the closing agent, will be selected by the buyer.
11. Buyer agrees and understands that this sales agreement and any deed after, does not transfer the Gas and oil Mineral rights and that the gas and oil mineral rights will remain with the seller.
12. As there is no community HOA. Potter Township may, from time to time issue a special assessment for the upkeep and maintenance of all stormwater infiltration berms and swales, as required by DEP.
13. As a requirement for wastewater and sewage tap-in, Buyer must purchase an on-lot Orenco Prelos tank system from Seller. Tank shall be installed at buyer's expense.

14. Be advised that there is a Water Tap-in Fee of $1000 (payable to Municipal Water Authority of Aliquippa at time of tap in), a Sewage Conveyance Fee of $5000 (payable to Rettop Development Corp at closing). Water Tap-in fees may vary depending on date of tap-in.

This agreement constitutes the entire contract between the parties hereto and there are no other understandings, oral or written, relating to the subject matter hereof. This agreement may not be changed, modified or amended except in writing signed by all the parties.

Whenever used in this agreement the singular shall include the plural, and the use of any gender shall be applicable to all genders.

Buyer will not record this agreement except after first obtaining the prior written consent of seller. Any attempted recording of this agreement, except after first obtaining the prior written consent shall constitute a default hereunder by the buyer.

This agreement and all of its terms and conditions shall jointly and severally extend to and be binding upon the respective parties hereto, their heirs, executors, administrators, successors and assigns.

Notice – This document may not (does not) sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have (have) the complete legal right to remove all of such coal and, in that connection, damage may result to the surface of the land and any house, building or other structure on or in such land. The inclusion of this notice does not enlarge or restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (This notice is set forth in the manner provided in section 1 of the Act of July 17, 1957, p. l. 984, as amended, and is not intended as notice of unrecorded instruments, if any,).
Rettop Development Corp. reserves the rights to any oil, gas or coal bed methane.

Unless the foregoing notice is stricken, the deed shall contain the notice as above set forth and shall also contain, and buyer shall sign, the notice specified in the bituminous mine subsidence and land conservation act of 1966.

In witness whereof, the said parties to this agreement, intending to be legally bound hereby, have hereunto set their hands and seals the day and year first above written.

_____ date _____
Rettop Development Corp. – Seller
Ronald L. Robinson (President)

_____ date _____
Buyer

_____ date _____
Buyer