

245 If to Seller(s):  
246 Address: \_\_\_\_\_  
247 Facsimile: \_\_\_\_\_  
248 Email: \_\_\_\_\_

249 If to Buyer(s):  
250 Address: \_\_\_\_\_  
251 Facsimile: \_\_\_\_\_  
252 Email: \_\_\_\_\_

253 Signed this the 11 day of JULY 2013, at 4:00  a.m.  p.m., and a copy hereof received:  
254 BUYER Victor Gilliam BUYER \_\_\_\_\_  
255 \_\_\_\_\_  
256 Phone 601-634-4788 Phone 601-529-5849  
257 Title conveyed to (print clearly): Victor Gilliam

258 The foregoing offer is **accepted** this the \_\_\_\_\_ day of \_\_\_\_\_, at \_\_\_\_\_  a.m.  p.m.,  
259 and a copy hereof received:  
260 SELLER Ms. J. M. Beason SELLER Deborah Sullah  
261 \_\_\_\_\_  
262 Phone \_\_\_\_\_ Phone \_\_\_\_\_

263 A copy of this **acceptance** has been received this the \_\_\_\_\_ day of \_\_\_\_\_, at \_\_\_\_\_  a.m.  p.m.  
264 BUYER \_\_\_\_\_ BUYER \_\_\_\_\_

265 The Sellers have **countered** this offer subject to the terms of the attached Counter Offer No. \_\_\_\_\_ this the  
266 \_\_\_\_\_ day of \_\_\_\_\_, at \_\_\_\_\_  a.m.  p.m., and a copy hereof received:  
267 SELLER \_\_\_\_\_ SELLER \_\_\_\_\_  
268 \_\_\_\_\_

269 The Sellers have **rejected** this offer and make no counter offer this the \_\_\_\_\_ day of \_\_\_\_\_,  
270 at \_\_\_\_\_  a.m.  p.m., and a copy hereof received:  
271 SELLER \_\_\_\_\_ SELLER \_\_\_\_\_  
272 \_\_\_\_\_  
273 A copy of this **rejection** has been received this the \_\_\_\_\_ day of \_\_\_\_\_, at \_\_\_\_\_  a.m.  p.m.  
274 BUYER \_\_\_\_\_ BUYER \_\_\_\_\_  
275 \_\_\_\_\_

276 Selling Agency Perry Real Estate Selling Agent Larry J. Watson  
277 Business Phone (601) 636-3005 Business Phone (601) 738-5596  
278 Listing Agency Leach Real Estate Vicksburg Listing Agent Johnny Shelton  
279 Business Phone (601) 636-5947 Business Phone (601) 416-2507

NOTE: This form is provided by MAR to its members for their use in real estate transactions and is to be used as is. By using this form, you agree and covenant not to alter, amend, or edit said form or its content, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. These forms are provided with the understanding that the publisher does not engage in rendering legal, accounting, or other professional services.

BUYER'S COUNTER OFFER # 2

This form is provided as a courtesy to the parties only. It is not required to be used in this transaction and may not fit the needs, goals and purposes of the parties. The Mississippi Association of REALTORS® makes no statement or warranty as to this form, its contents or use, and the parties, by their use of this form, acknowledge said facts and agree that neither the Mississippi Association of REALTORS® nor any member thereof shall be liable to any party or person for its contents or use. If any party to this transaction does not fully understand it, or has any question, the party should seek advice from a competent legal professional before signing.

1 The offer to purchase the real property commonly known as:  
2 602 Blossom Lane, Vicksburg, MS 39180  
3  
4 made by and between Victor Gilliam Buyer(s)  
5 and Margert Beason Seller(s)  
6 dated July 31, 2013 is not acceptable in its present form but the following counter offer is hereby submitted:  
7 Contract price will remain at \$142,000.00. But, contract will contingent upon satisfactory  
8 reports received from the Home Inspection and Appraisal.  
9 Seller will pay closing cost not exceed \$2,000.00 - VM 8-01-13  
10 Property is to be purchased "as is" "where is". Home Inspection is for buyer's purposes  
11 only and seller will not be held responsible for making repairs.  
12  
13  
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15 OTHER TERMS: All other terms shall remain the same. VM  
16 EXPIRATION: This counter offer shall expire unless a copy of the Seller(s)' written acceptance is delivered to Buyer or his agent by  
17 August 9, 2013 (date).

18 Signed this the 06 day of August, 2013, at 5  a.m.  p.m., and a copy hereof received:  
19 BUYER Victor Gilliam BUYER  
20 A copy of this Counter Offer # has been received this day of , at  
21  a.m.  p.m.  
22 SELLER SELLER

23 The foregoing Counter Offer # 2 is accepted this the 9th day of August 2013, at 4:00 PM.  
24  a.m.  p.m., and a copy hereof received:  
25 SELLER Mrs. J. M. Beason SELLER Deborah Bullock  
26 A copy of this acceptance has been received this the day of , at  
27  a.m.  p.m.  
28 BUYER BUYER

29 The Sellers have countered this Counter Offer subject to the terms of the attached Seller's Counter Offer # this the  
30 day of , at  a.m.  p.m., and a copy thereof received:  
31 SELLER SELLER

32 The Sellers have rejected this Counter Offer and make no counter offer this the day of , at  
33  a.m.  p.m., and a copy hereof received:  
34 SELLER SELLER  
35 A copy of this rejection has been received this the day of , at  
36  a.m.  p.m.  
37 BUYER BUYER



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F14A Buyer's Counter Offer

Rev. Date 2/2010

Perry Real Estate, 1207 Walnut Street Vicksburg, MS 39180  
Larry Waters

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: (601)636-3005

Fax: (601)630-9901

Victor Gilliam

43 5. In the event that the sale is not consummated because of Seller's breach of contract or Seller's failure or refusal to perform  
 44 any of Seller's covenants herein, Seller shall reimburse Buyer for any reasonable costs paid by Buyer in making or having  
 45 made any of the said duly approved improvements and/or repairs on or before the closing date of the aforementioned  
 46 Contract.

47  
 48 It is agreed by the parties hereto that all of the other terms and conditions of the aforementioned Contract shall remain in full  
 49 force and effect other than as modified herein. Upon execution by all parties, this Addendum shall be attached to and form a  
 50 part of said Contract.

51 Agreed to this 21 day of October, 2013

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 53 Victor Gilliam  
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 55 Buyer's Signature

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 58 **Victor Gilliam**  
 59 Print or Type Name

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 63 Buyer's Signature

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 67 Print or Type Name

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 70 Mrs. J. M. Beason  
 71 Seller's Signature

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 74 **Margaret Beason**  
 75 Print or Type Name

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 77 Deborah Bullock  
 78 Seller's Signature

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 81 Deborah Bullock  
 82 Print or Type Name

ADDENDUM # 1

Addendum to contract dated July 11, 2013 between: Margert Beason (Sellers) and Victor Gilliam (Buyers) on property located at 602 Blossom Lane, Vicksburg, MS 39180

RE: Contract dated July 11, 2013, between Victor Gilliam (Buyer) and Margert Beason (Seller) relating to the following describe real estate in Warren County, state of Mississippi known as 602 Blossom Lane, Vicksburg, MS 39180

Buyer and Seller agree to the following:

- 1) Closing will be extended an additional 14 days from original contract closing date if needed.

Buyer's Signature Victor Gilliam /Date 08/19/2013 Seller's Signature Margert Beason /Date 08/21/2013  
 Buyer's Signature \_\_\_\_\_ /Date \_\_\_\_\_ Seller's Signature Margert Beason /Date 08/21/2013

**ADDENDUM # 2**

Addendum to contract dated July 11, 2013 between: Margaret Beason Deborah Bullock (Sellers) and Victor Gilliam (Buyers) on property located at 602 Blossom Lane, Vicksburg, MS 39180

RE: Contract dated July 11, 2013, between Victor Gilliam (Buyer) and Margert Beason (Seller) relating to the following describe real estate in warren county, state of Mississippi known as 602 Blossom Lane, Vicksburg, MS 39180

Buyer and Seller Agree to the following:

- 1) Contract price to be \$147,000.00
- 2) Closing to be on or before September 30, 2013
- 3) Seller to pay closing cost not to exceed \$5,000.00

Buyer's Signature Victor Gilliam Date 8-29-13  
 Buyer's Signature Margaret Beason Date Aug 31, 2013

Seller's Signature Margaret Beason /Date Aug 31, 2013  
 Seller's Signature Deborah Bullock Date Aug 31, 2013

ADDENDUM # 3

Addendum to contract dated July 11, 2013 between:  
Margert Beason (Sellers) and  
Victor Gilliam (Buyers) on property located  
at 602 Blossom Lane, Vicksburg, MS 39180

RE: Contract dated July 11, 2013, between Victor Gilliam (Buyer) and Margert Beason (Seller) relating to the following describe real estate in warren county, state of Mississippi known as 602 Blossom Lane, Vicksburg, MS 39180

September 25, 2013

Buyer and Seller Agree to the following:

- 1) Closing has been moved from September 30, 2013; to on or before October 15, 2013.

Buyer's Signature Victor Gilliam Date 9/25/13

Seller's Signature Margert Beason Date 9/26/13  
Margert Beason

Buyer's Signature \_\_\_\_\_ /Date \_\_\_\_\_

Seller's Signature Margert Beason Date 9/26/13

ADDENDUM # 4

Addendum to contract dated July 11, 2013 between Margaret Benson (Seller) and Victor Gilliam (Buyer) or property located 602 Blossom Lane, Vicksburg, MS 39180

RE: Contract dated July 11, 2013, between Victor Gilliam (Buyer) and Margaret Benson (Seller) relating to the following describe real estate in Warren county, state of Mississippi known as 602 Blossom Lane, Vicksburg, MS 39180

October 23, 2013

Buyer and Seller Agree to the following:

1: Closing has been moved from October 15, 2013, to on or before November 15, 2013.

Seller will not be available several days in October and November. Specifically, but not limited to: October 28-30 and November 14-16. This is due to employment travel.

Buyer's Signature Victor Gilliam Date 10/23/13

Seller's Signature Margaret Benson Date 10/23/13

Buyer's Signature \_\_\_\_\_ Date \_\_\_\_\_

Seller's Signature \_\_\_\_\_ Date 10/23/13

**ADDENDUM # \_\_\_\_\_**

Addendum to contract dated July 11, 2013 between:  
Margaret Beason (Sellers) and  
Victor Gilliam (Buyers) on property located  
at 602 Blossom Lane, Vicksburg, MS 39180

RE: Contract dated July 11, 2013, between Victor Gilliam (Buyer) and Margaret Beason (Seller) relating to the following describe real estate in Warren County, State of Mississippi known as 602 Blossom Lane, Vicksburg, MS 39180

December 6, 2013

Buyer and Seller Agree to the following:

- 1) Closing has been moved from November 15, 2013; on or before December 18, 2013.

Buyer's Signature *Victor Gilliam* /Date 12/06/13  
Victor Gilliam

Buyer's Signature \_\_\_\_\_ /Date \_\_\_\_\_

Seller's Signature *Mrs. J.W. Beason* /Date Dec. 10, 2013  
Margaret Beason

Seller's Signature *Subscribed* /Date Dec. 10, 2013

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5. In the event that the sale is not consummated because of Seller's breach of contract or Seller's failure or refusal to perform any of Seller's covenants herein, Seller shall reimburse Buyer for any reasonable costs paid by Buyer in making or having made any of the said duly approved improvements and/or repairs on or before the closing date of the aforementioned Contract.

It is agreed by the parties hereto that all of the other terms and conditions of the aforementioned Contract shall remain in full force and effect other than as modified herein. Upon execution by all parties, this Addendum shall be attached to and form a part of said Contract.

Agreed to this 21 day of October, 2013

Victor Gilliam  
Buyer's Signature

Victor Gilliam  
Print or Type Name

Buyer's Signature

Print or Type Name

Seller's Signature

Margaret Beason  
Print or Type Name

Margaret Beason  
Seller's Signature

Deborah Belluck  
Print or Type Name

Deborah Belluck