

Property Purchase Agreement.

This is a contract for the purchase and sale of real estate (Property) located in _____ County, _____ (State). The Buyer and Seller agree to the following terms:

1. PROPERTY DESCRIPTION:

Parcel Number: _____

Legal Description: _____

Property Address: _____

2. PRICE AND PAYMENT: Buyer will pay a total sum of \$ _____ USD. Buyer will pay the purchase price in different installments [] or in full []. The Seller will not accept any financing contingencies.

Installment Terms if applicable: _____

3. Earnest Money Deposit: Buyer will pay earnest money deposit of \$ _____ USD

4. TITLE AND CONVEYANCE: Seller will transfer marketable title to the Property by Special Warranty Deed.

5. CLOSING: Buyer will pay for any escrow fees, title insurance, transfer taxes, and recording fees for the Property.

6. CLOSING DATE: Deed and possession will be delivered to Buyer on or before _____ or _____ days from contract signing (whichever is later) unless an extension is agreed upon in writing and signed by all parties. The closing is subject to a 30-day period in which the buyer/seller shall be permitted to clear any title problems.

7. INSPECTIONS: This contract is contingent upon the Buyer's inspection and approval of the property prior to transfer of title. Seller agrees to provide access to the Buyer's representatives prior to transfer of title for inspection, repairs and to market the property.

8. DUE-DILIGENCE PERIOD: Seller agrees to provide Buyer with a _____ day due-diligence period beginning on _____ (or the date of seller signing this contract, whichever is later). During this period the Buyer has the option to withdraw from the contract for any reason.

9. CANCELLATION: Buyer retains the right to terminate this agreement for any reasons they deem to be of material matter. Buyer may cancel only by delivering written notice of cancellation to Seller before Closing Date, or the date when the deed is delivered to Buyer, whichever is earlier. Only good faith effort is required, and cancellation in fact is not contingent or dependent on formally recognized by Seller.

10. **DISCLOSURE:** Each party represents itself. Buyer represents itself exclusively and Seller represents itself exclusively. Neither party has reviewed documents or negotiated in the best interests of the other party. Each party is advised and agrees to consult with licensed real estate professionals, like attorneys, Realtors, or appraisers, as necessary.

13. **BINDING AGREEMENT:** This agreement is binding on the heirs, administrators, executors, successors, personal representatives and assigns of Buyer and Seller and supersedes all other agreements, written or oral, regarding the subject matter hereof.

14. **INDEMNIFICATION:** Termination of this agreement by buyer is allowed for reasons above, and seller accepts being void of recourse, accepting termination in fact.

(BUYER 1)

Buyer 1 Signature: _____

Print Buyer 1 Name: _____

Date: _____

Phone: _____

Email: _____

Mailing Address: _____

City/State/Zip: _____

(Buyer 2)

Buyer 2 Signature: _____

Buyer 2 Name: _____

Date: _____

Phone: _____

Email: _____

Mailing Address: _____

City/State/Zip: _____

Seller 1 Signature: _____

Seller 1 Name: _____

Date: _____

Phone: _____

Email: _____

Mailing Address: _____

City/State/Zip: _____