



## Real Estate Purchase Contract

### 1. THE PARTIES:

The Seller \_\_\_\_\_ hereby agrees to sell the Property to the Buyer  
\_\_\_\_\_ and the Buyer agrees to buy the Property from the Seller.

### 2. THE PROPERTY:

Street Address:

\_\_\_\_\_

Property Description:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### 3. PURCHASE PRICE:

The Buyer agrees to pay the total purchase price of \$ \_\_\_\_\_ which is payable as follows:

Earnest money deposit \$ \_\_\_\_\_

Balance due at closing \$ \_\_\_\_\_

### 4. EARNEST MONEY:

The earnest money will be deposited in a broker's trust account and applied to the purchase price at closing. If the Buyer fails to perform, the earnest money will be paid to the Seller. If the Seller fails to perform, the earnest money will be returned to the Buyer.

### 5. FINANCING:

If the Buyer requires a new mortgage loan to finance this purchase, the application for this mortgage will be made with a lender acceptable to the Buyer. If the mortgage application is not approved within \_\_\_\_\_ days from the acceptance date of this contract, both Buyer and Seller has the right to terminate the contract. In this case, the earnest money will be returned to the Buyer.

### 6. CLOSING:

Closing will be held on or before \_\_\_\_\_ and the title deed will be transferred to the Buyer. The Seller agrees to transfer the title free of any liens, judgment and other encumbrances.

At closing, the Buyer shall pay the following costs:

\_\_\_\_\_

\_\_\_\_\_

At closing, the Seller shall pay the following costs:

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7. PRORATIONS:

All taxes, loan interest, insurance and rents shall be prorated between the Buyer and Seller as of the closing date.

8. PROPERTY INSPECTION:

The Seller is responsible for the operable condition of the fixtures, fittings and built-in appliances of the Property at the time of closing. This real estate purchase contract is subject to the final inspection and approval of the Buyer in writing on or before \_\_\_\_\_.

9. ACCESS

The Buyer shall be given access to the Property to show partners, contractors, inspectors, lenders or prospective tenants before closing.

10. ADDITIONAL TERMS AND CONDITIONS:

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Buyer Name: \_\_\_\_\_

Buyer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Seller Name: \_\_\_\_\_

Seller Signature: \_\_\_\_\_

Date: \_\_\_\_\_