

Purchase and Sale Agreement

This agreement is made this ____ day of _____, 20__ between Seller(s) _____ and Buyer(s) _____ and or assignees. Seller agrees to sell and Buyer agrees to buy the following described real property located at _____, in the City of _____, County of _____, State of _____ and further described as being a: _____

Purchase Price: \$ _____

Earnest Money Deposit (for which this agreement is a receipt): \$ _____

Balance to be paid at closing: \$ _____

Total: \$ _____

1. **Closing:** The closing shall be on or before _____ and shall take place at the Buyers lending institution or title firm.
2. **Transfer of Title:** At the closing, Seller will transfer ownership of the property to Buyer, free of all claims and rights of others except as and if specifically provided for in this Agreement. Seller will give buyer a properly executed deed to the Property transferring good title to the buyer.
3. **Condition of Property:** The property is sold in "as-is" condition.
4. **Damage to Property:** Seller shall maintain property in its current condition and keep it insured against all loss until closing. In the event of destruction covered by insurance, buyer may elect to close and collect the insurance proceeds.
5. **Defaults:** If Buyer defaults under this contract, any and all monies given by Buyer(s) shall be retained by Seller as liquidated damages.
6. **Access to Property:** Seller agrees that Buyer may advertise property and have access during reasonable hours to show property to business associates if necessary.
7. **Additional Contingencies or Terms:**

8. **Complete Agreement:** This agreement is the entire and only agreement between Buyer and Seller. This agreement replaces and cancels any previous agreement between Buyer and Seller. This agreement can only be changed by an agreement in writing signed by both Buyer and Seller. Seller also promised that Seller has not made any other agreements to sell the Property to any other party.
9. **Parties Liable:** This Agreement is binding upon all parties who sign it and all who succeed to their rights and responsibilities.

This agreement consist of 2 pages

Signed and agreed to by:

Seller:

Date:

Seller:

Date:

Buyer:

Date:

Buyer:

Date: