

STANDARD CONTRACT TO PURCHASE REAL ESTATE

This contract dated _____ in which Buyer: _____, offers to purchase from Seller: _____ the following described real estate, together with all improvements thereon and all appurtenant rights, located at: Address: _____

In consideration of the sum of \$ _____ as earnest money, due upon completion of inspection period, seller agrees:

- 1) The purchase price is to be \$ _____ payable in cash at closing
- 2) The conditions of this Purchase are as follows:
 - a) Property is sold in "AS-IS" condition with no warranties made by the seller. Seller will make Buyer aware of any known facts that affect the value of the Property.
 - b) Seller and tenant (if any) will make property accessible to show partners, lenders, inspectors, appraisers and contractors prior to closing.
 - c) If Buyer is unable to complete the purchase for any reason, the earnest money deposit shall be forfeited to the seller as total liquidated damages and buyer is released from any further obligation under this contract.
 - d) If Seller cannot provide clear title, or doesn't allow proper inspection of the property, Buyer will be released from any further obligation under this contract; otherwise Seller promises to sell under this contract.
 - e) Closing to be held in county where property is located. Buyer shall select closing agent: _____
 - f) Purchase contract is assignable.
 - g) This agreement is subject to the final inspection and approval of the property by the buyer _____ business days after the date this contract is received by buyer.
- 3) Taxes to be prorated, any previous year's taxes to be paid by seller. All attorney closing fees and customary closing costs shall be PAID BY BUYER.
- 4) Closing date shall be on or before _____ days from the date signed below by Seller. Seller grants any extension needed to clear title or to complete closing documentation. Title to the above described real estate to be conveyed by Warranty Deed or other customary instrument of transfer. Title is to be free, clear, and unencumbered, free of any county, city and federal liens. All liens against the property shall be paid at closing by the seller.
- 5) This offer, when accepted, comprises the entire agreement of Purchaser and Seller, and it is agreed that no other representations have been made.
- 6) Contract contingent on verifying taxes, title, value and upon my satisfactory inspection of the property.
- 7) ADDITIONAL TERMS:

Seller: _____

Buyer: _____

Print: _____

Print: _____

Date: _____

Date: _____