

AGREEMENT FOR PURCHASE & SALE OF REAL ESTATE

AGREEMENT dated this ___ day of _____, 200__ by and between **YOUR COMPANY NAME** hereinafter "Seller" whose address is **YOUR ADDRESS** and

hereinafter "Buyer(s)" whose address is:

1. THE PROPERTY. The parties hereby agree that Seller will sell and Buyer will buy the following property, located in and situated in the County of _____, State of _____, known by street and address as

more particularly described as follows (enter legal description below):

The sale shall also include all personal property and fixtures, ___except ___including: _____

Unless specifically excluded, all other items will be included, whether or not affixed to the property or structures.

2. PURCHASE PRICE. The total purchase price to be paid by Buyer will be payable as follows:

Earnest money deposit or note (see below)	\$ _____
Cash balance due at closing	\$ _____
Total Purchase Price and/or Consideration	\$ _____

3. EARNEST MONEY. The buyer's earnest money shall be held in escrow at **YOUR TITLE COMPANY**. Upon default of this agreement on the part of the buyer, seller shall retain earnest money as his sole remedy without further recourse between the parties. At default of agreement by seller, seller shall return entire earnest money deposit to buyer.

4. CLOSING. Closing will be held on or about _____ 200__, at a time and place designated by seller. Closing to be held at **YOUR TITLE COMPANY**. Seller agrees to convey title by a general warranty deed. Buyer shall pay the following costs in transferring title:

title insurance policy transfer fee transfer taxes recording fees title company closing, escrow and delivery charges hazard insurance premium mortgage insurance premium survey
 credit application none all closing costs to be paid by buyer Closing costs as customary

The buyer may extend the closing date an additional _____ days by paying the seller \$ _____ in cash.

5. POSSESSION. Seller shall surrender possession to the property in ___days after closing.

6. FACSIMILE (FAX). Facsimile copies of this document shall be considered as original.

7. HAND WRITTEN CHANGES. All hand written changes to this documents shall be initialed and dated by all parties.

8. ADDITIONAL CONDITIONS: _____

Seller _____ 200__ **YOUR COMPANY NAME AND/OR YOUR NAME**

x _____ 200__ Print _____
Buyer

x _____ 200__ Print _____
Buyer