

REAL ESTATE OFFER AND SIMPLE PURCHASE AND SALE AGREEMENT
NO Contingencies | As-Is Purchase

Property Address: INSERT
PIN/Schedule: INSERT
Legal Description: INSERT

Seller: INSERT	Buyer: INSERT
Purchase Price: INSERT	
Earnest Money: INSERT	Inspection Deadline: INSERT
Cash at Closing: INSERT	Closing Date: INSERT

Earnest Money: Payable to INSERT Title Company in its trust account.

Conveyance: Fee simple title to the property will be delivered to the Buyer, or Buyer’s assigns, by General Warranty Deed free from any liens, restrictions, encumbrances, easements, and encroachments not specifically referenced in this contract. Closings costs split traditionally however buyer will pay 100% of all recording fees. Seller will pay for title insurance per tradition. Buyer will pay intangible taxes and for documentary stamps on the deed. Seller will pay any unpaid property tax, HOA’s fees, liens and allow for pro-ration of current years property taxes.

Possession: Possession of property with all access, keys, garage door openers will be delivered at time of closing.

No Judgment: Seller warrants that there are no judgments threatening the equity in subject property, and there is no bankruptcy pending or contemplated by any title-holder.

AS-IS and Inspections: If the property is accepted, it will convey in As-Is condition. Seller will allow access so buyer may verify the condition of the property is as described on the phone before INSERT DATE AND TIME HERE. Seller will deliver this property vacant at time of closing. If the property is accepted, it will convey in As-Is condition.

Closing: Closing will take place on or before INSERT at INSERT Title Company. This is when title will be transferred in the form of a General Warranty Deed to be recorded by Buyer.

Assignment rights. From time to time a property may fit the criteria of another investor known to buyer. Buyer may advertise the Property to other investors and may then choose to assign this Contract to such third party, called the New Buyer, in which case Seller will close with that New Buyer under the exact same terms of this Contract. Seller agrees to sign any documents necessary to complete the assignment, such as a Substitution of Buyer Amendment. Seller understands that Buyer may receive from the assignee a fee for assigning the contract.

EXPIRATION OF TERMS: This contract will be null and void if not signed on or before: INSERT

OTHER COMMENTS/ADDENDUMS:

Buyer/Buyers: _____ Date _____

Sellers/Seller: _____ Date _____