

Real Estate Purchase Contract

Contract dated **INSERT DATE HERE** in which buyer **INPUT COMPANY NAME**

Offers to purchase from seller **INPUT SELLER NAME** the following described real estate, together with all improvements thereon and all appurtenant rights, located at:

Address: **INSERT PROPERTY ADDRESS HERE**

Parcel or APN #: **INSERT**

Legal Description: **INSERT**

In consideration of the sum of **INSERT EARNEST MONEY AMOUNT HERE** as earnest money due upon completion of the inspection period, seller agrees:

Purchase price is to be **INSERT PURCHASE PRICE HERE** payable in cash at closing.

1. The conditions of the purchase are as follows below:
2. 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.
3. Seller and tenant will make property accessible to show partners, lenders, inspectors, appraisers and contractors prior to closing. Buyer shall be able to display the property on public websites and databases.
4. 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 the buyer is released from any further obligation under this contract.
5. If Seller cannot provide clear title, buyer will be released from any further obligation under this contract; otherwise Seller promises to sell under this contract.
6. Buyer shall select closing agent. Closing to be held in county where property is located.
7. Buyer's Final vesting to be determined in Escrow.
8. This agreement is subject to the final inspection and approval of the property by the Buyer and partners **INSERT NUMBER OF DAYS HERE** after the date of this executed contract is received by the buyer.
9. Taxes are 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.
10. Closing date shall be on or before **INSERT NUMBER OF DAYS HERE** 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.
11. This offer, when accepted, comprises the entire agreement of Purchaser and Seller, and it is agreed that no other representations have been made.

Additional Terms:

By signing below you understand and agree to the terms and conditions of this contract to purchase real estate.

Sellers Initials: _____ / _____ Buyers Initials: _____

Time is of the essence, due to changing market conditions this offer will expire 30 days from contract date.

Seller Signature

Date: _____

Seller: _____

Print Name: _____

Date: _____

Seller: _____

Print Name: _____

If there is only one signor, please ignore the second signature field

Buyer Signature

Date: _____

Buyer: _____

Print Name: _____

This contract is used for example purposes only, use at your own risk. Consult an attorney for any legal guidance on this document and its validity.