# **FLORIDA STANDARD PURCHASE AND SALE AGREEMENT (AS-IS, CASH BUYER)**

This Purchase and Sale Agreement ("Agreement") is entered into on this {{day}} day of {{month}}, {{year}}, by and between:

Seller: {{assignor\_name}}

Buyer: {{assignee\_name}}

1. PROPERTY:

The property that is the subject of this Agreement is located at:

Address: {{property\_address}}

City: {{city}} State: Florida Zip Code: {{zip\_code}}

Legal Description: {{legal\_description}}

2. PURCHASE PRICE:

The purchase price for the Property shall be ${{purchase\_price}}, payable as follows:

- Earnest Money Deposit: ${{earnest\_money}} (due upon execution of this Agreement)

- Balance Due at Closing: ${{balance\_due}} (in cash or certified funds)

3. CLOSING DATE:

The closing shall occur on or before {{closing\_date}}, unless extended in writing by mutual agreement.

4. CONDITION OF PROPERTY:

The Property is being sold in its "AS-IS" condition. The Buyer acknowledges that the Seller has made no warranties or representations regarding the condition of the Property.

5. INSPECTION PERIOD:

Buyer shall have {{inspection\_period}} calendar days from the Effective Date ("Inspection Period") to conduct any and all inspections. Buyer shall have the sole discretion to cancel this Agreement during the Inspection Period for any reason and receive a full refund of any deposit.

6. ASSIGNMENT:

Buyer shall have the right to assign this Agreement to any person, entity, or trust without the consent of Seller.

7. EXIT CLAUSE FOR WHOLESALER:

Buyer reserves the right to terminate this Agreement at any time prior to Closing, without penalty or legal recourse, for any reason including but not limited to failure to locate a suitable end buyer.

8. CLOSING COSTS:

Buyer shall pay all closing costs except any liens or encumbrances not agreed to herein. Seller agrees to convey marketable title via General Warranty Deed.

9. GOVERNING LAW:

This Agreement shall be governed under the laws of the State of Florida.

IN WITNESS WHEREOF, the parties have executed this Agreement:

Seller Signature

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Buyer Signature

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_