

□ Sample Real Estate Agreement (Broker-Mediated)

Real Estate Purchase and Sale Agreement

Date: September 15, 2025

1. Parties

Seller:

Johnathan Smith
123 Maple Street
Hometown, State, 12345

Buyer:

Emily Johnson
789 Oak Avenue
Othercity, State, 67890

Broker:

Reliable Realty Group
Broker Representative: Sarah Mitchell
License #: BRK-998877
456 Commerce Blvd
Bigcity, State, 34567

2. Property Description

The property is a single-family residential home located at:

Address: 456 Pine Hill Drive, Suburbia, State, 56789

Legal Description: Lot 12, Block B, Pine Hill Estates, Suburbia County, State.

3. Purchase Price and Payment Terms

- Total Purchase Price: \$475,000.00
- Earnest Money Deposit: \$10,000 (held in escrow by Reliable Realty Group)
- Financing: Buyer shall obtain a conventional mortgage loan for \$400,000.
- Closing Date: October 30, 2025

4. Brokerage Terms

- Broker represents both Buyer and Seller as a dual agent.
 - Commission: 6% of final sale price, to be split equally between listing and buyer agent.
 - Commission to be paid by Seller at closing.
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5. Disclosures

- Seller affirms that all known defects in the property have been disclosed.
 - Buyer has received a copy of the property disclosure form.
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6. Contingencies

- Sale is contingent on a satisfactory home inspection to be completed by September 25, 2025.
 - Sale is also contingent upon Buyer securing financing by October 10, 2025.
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7. Closing and Possession

- Closing will occur at State Title & Escrow, located at 234 Legal Way, Bigcity, State.
 - Possession shall transfer to Buyer at 12:00 PM on October 30, 2025.
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8. Signatures

Seller Signature: _____
Johnathan Smith

Buyer Signature: _____
Emily Johnson

Broker Signature: _____
Sarah Mitchell, Reliable Realty Group