REAL ESTATE PURCHASE AGREEMENT

This Real Estate Purchase Agreement (the "Agreement") is made and entered into on [Date], by and between:

Seller: [Seller’s Full Name], residing at [Seller’s Address], hereinafter referred to as the "Seller";

Buyer: [Buyer’s Full Name], residing at [Buyer’s Address], hereinafter referred to as the "Buyer";

The parties agree as follows:

1. PROPERTY DESCRIPTION

The Seller agrees to sell, and the Buyer agrees to purchase, the property located at:

Address: [Property Address]

Legal Description: [Legal description of the property, as per county records]

2. PURCHASE PRICE & PAYMENT TERMS

The total purchase price for the property shall be $[Amount], payable as follows:

Earnest Money Deposit: $[Amount] (paid upon signing this Agreement and held in escrow by [Escrow Agent])

Balance Due at Closing: $[Amount], to be paid via [payment method, e.g., bank transfer, cashier’s check]

3. FINANCING

☐ This purchase is not subject to financing. The Buyer will pay in full at closing.

☐ This purchase is contingent upon Buyer obtaining financing under the following terms:

Loan Amount: $[Amount]

Lender: [Lender Name]

Interest Rate: [Max %] (or as determined by lender)

Loan Term: [X] years

4. CLOSING DATE & COSTS

The closing shall take place on or before [Closing Date], at a location agreed upon by both parties.

Closing Costs: ☐ Paid by Seller ☐ Paid by Buyer ☐ Split equally

Property Taxes & Utilities: Prorated as of the closing date

5. INSPECTION & DUE DILIGENCE

The Buyer shall have [X] days to inspect the property. If significant issues are found, the Buyer may:

Request repairs

Negotiate a price adjustment

Terminate the Agreement and receive a refund of earnest money

6. TITLE & POSSESSION

The Seller agrees to convey a clear and marketable title via a Warranty Deed / Quitclaim Deed.

Possession of the property shall be given to the Buyer on [Possession Date].

7. CONTINGENCIES

This Agreement is contingent upon:

☐ Satisfactory inspection

☐ Appraisal meeting or exceeding purchase price

☐ Buyer obtaining financing

☐ Other: [Specify any additional conditions]

8. DEFAULT & REMEDIES

If the Buyer defaults, the Seller may retain the earnest money as liquidated damages.

If the Seller defaults, the Buyer may either:

Terminate the Agreement and receive a full refund of earnest money

Pursue legal action for specific performance

9. GOVERNING LAW

This Agreement shall be governed by the laws of the State of [State].

10. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior discussions. Any amendments must be in writing and signed by both parties.

11. SIGNATURES

Seller:

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

Buyer:

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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