

## Sample Real Estate Transaction Document

### Property Address:

123 Willow Ridge Drive, Halifax, NS B3K 4L7

### Sellers:

Michael Turner & Sarah Turner

### Buyers:

Daniel Clarke

### Representing Agent:

Name: Lisa Hammond

Brokerage: East Coast Realty Group

Phone: 902-555-1943

Email: lisa@eastcoastrealty.ca

### 1. Property Overview

The property is a two-storey detached residence built in 2012, featuring:

- 4 bedrooms
- 3 bathrooms
- 2,460 sq ft finished living area
- Lot size: 0.34 acres
- Finished basement
- Heat pump + electric baseboard
- Municipal water and sewer

Roof shingles replaced in 2021. Hot water tank replaced in 2023.

### 2. Included Items

Included: Refrigerator, stove, dishwasher, microwave, washer & dryer, window coverings, built-in shelving, backyard shed.

Excluded: Basement deep freezer, smart home hub, bedroom TV.

### 3. Purchase Price & Deposit

Purchase Price: \$674,900

Deposit: \$20,000 within 48 hours of acceptance.

### 4. Conditions & Dates

Financing: 7 business days.

Inspection: 10 days; repairs over \$2,500 may renegotiate.

Insurance: Required before closing.

Closing Date: March 14, 2026.

### 5. Seller Disclosures

Past minor water intrusion (2018) professionally remediated.

Basement window frame swelling.

Garage drywall settling cracks.

Upgrades: Kitchen remodel 2019, flooring 2020, basement 2016, heat pump 2022.

### 6. Buyer Acknowledgements

Received PCDS, tax statements, mandatory forms, measurements.

### 7. Agent Notes

HOA fee: \$50/month.

48-hour irrevocable.

Showings require 4 hours notice.

Signatures:

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

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