

Contract for Property Exchange between John Smith and Sophie Bradshaw

Property Exchange Agreement

This Property Exchange Agreement ("Agreement") is made and entered into this **13th day of December, 2024**, by and between:

John Smith ("Seller"), residing at [Seller's Address], and
Sophie Bradshaw ("Buyer"), residing at [Buyer's Address].

1. Property Description

John Smith agrees to sell to Sophie Bradshaw, and Sophie Bradshaw agrees to purchase from John Smith, the following real property located at:

- **Property Address:** 19 Hogwarts Garden
- **Legal Description:** A Single-story bungalow
- **Property Type:** Residential

2. Purchase Price and Payment Terms

The total purchase price for the property is **\$250,000** (Two Hundred Fifty Thousand Dollars). Sophie Bradshaw agrees to pay this amount as follows:

- A down payment of **\$25,000** upon signing this Agreement.
- The remaining balance of **\$225,000** will be financed through a bank loan and paid at closing.

3. Closing Date

The closing of this property transaction shall occur on or before **January 31, 2025**, at a location mutually agreed upon by both parties.

4. Condition of Property

The property will be sold in its "as-is" condition, with no warranties or guarantees made by John Smith regarding the condition or functionality of the property.

5. Representations and Warranties

John Smith represents and warrants that he has the legal right to sell the property and that the property is free from any liens, encumbrances, or disputes.

6. Miscellaneous

This Agreement may not be modified or amended except by a written agreement signed by both parties. Any dispute arising from this Agreement shall be settled through arbitration.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written.

John Smith
Sophie Bradshaw