

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

1. Property Description

Sophie Bradshaw agrees to sell to John Smith, and John Smith agrees to purchase from Sophie Bradshaw, 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). John Smith 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 Sophie Bradshaw regarding the condition or functionality of the property.

5. Representations and Warranties

Sophie Bradshaw represents and warrants that she 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