

## **Contract for Property Exchange between John Smith and Sophie Bradshaw**

### **Property Exchange Agreement**

Revised Property Exchange Agreement Between John Smith and Sophie Bradshaw

This Property Exchange Agreement ("Agreement") is entered into on 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].

John Smith agrees to sell the property in question, and Sophie Bradshaw agrees to purchase it, the real property is located at 19 Hogwarts Garden. The Legal Description of the property is a Single-story bungalow

and its property type is residential.

The total purchase price for the property is \$250,000 (Two Hundred Fifty Thousand Dollars). Sophie Bradshaw will make payment in two instalments: a down payment of \$25,000 upon signing this Agreement, with the remaining balance of \$225,000 to be financed through a mortgage and paid at the time of closing.

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

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

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.

This Agreement may only be modified or amended in writing and signed by both parties.

Any disputes arising from this Agreement will be resolved through arbitration.

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

John Smith

Sophie Bradshaw