PURCHASE AND SALE AGREEMENT

DATE: <<Insert Today’s Date>>

SELLER: Owner of Record BUYER: <<NAME>>

<<ADDRESS>>

<<City, State, Zip>>

This is a contract for the purchase and sale of real estate

1.  **PROPERTY DESCRIPTION**:

County:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ State:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Parcel ID:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Legal Description:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

2. **PURCHASE PRICE:** $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ payable by Buyer in U.S. funds to Seller.

3. **PAYMENT:** Buyer will pay cash for the Property with no financing contingency. Funds will be made available by □ check mailed to the Seller’s address or □ ACH transferred to Seller.

4. **TITLE AND CONVEYANCE**: Seller will transfer possession of property via General Warranty Deed upon closing.

5. **CLOSING COSTS**: Buyer will pay any closing costs, back taxes or liens associated with the closing of this property. Taxes shall be prorated as of the date of closing.

6. **CLOSING DATE:** Deed and possession will be delivered to Buyer on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, following all conditions set forth within this contract have been met.

7. **CANCELLATION**: Buyer retains the right to cancel this contract at any time, in whole or in part, with no requirement of consent from Seller.

8. **DISCLOSURE**: Each party represents itself and has the full right, power, and authority to execute and deliver this agreement and perform the obligations hereunder.

9. **ASSIGNMENT**: Buyer has an unqualified right to assign this Agreement to any third party or parties with no requirement of consent from Seller.

10. **BINDING AGREEMENT:** This agreement shall be binding upon and inure to the benefit of the heirs, legatees, legal representatives, successors and assigns of the parties hereto.

11. **DEADLINE FOR ACCEPTANCE**: This agreement is submitted to the Seller with a expiration date of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, at which time this contract will be made void.

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Seller: Date Buyer: Date

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Witness: Date Witness: Date

<http://cbtitlegroup.com/files/pdfs/florida/Vacant-Land-Contract.pdf>

<https://www.cmich.edu/fas/fsr/cps/PropertyAcquisition/Documents/Sample-AgreementToPurchaseRealEstate.pdf>