

# Standard Purchase and Sale Agreement 2

Standard Purchase and Sale Agreement

**This agreement is made on**

**Between the Seller(s)**

**The Buyer(s) and/or assigns**

**Seller agrees to sell and buyer and/or assigns agrees to buy the following describe property together with all improvements thereon and all appurtenant rights.**

**Street Address**

**City**

**State**

**Zip Code**

**Purchase Price**

- 1. Property will be sold in "AS-IS" condition with no warranties made by the Seller. Seller will make Buyer aware of any known facts that affect the value of the Property.**
- 2. Seller agrees that the Property will be vacant upon closing.**
- 3. Seller and tenant (if any) will make Property accessible to show partners, lenders inspectors, appraisers and contractors prior to closing.**
- 4. If Buyer is unable to complete the purchase for any reason, the earnest money deposit shall be forfeited to the Seller as total liquidated damages and Buyer is released from any further obligations under this contract.**
- 5. If Seller cannot provide clear title, Buyer and Seller will be released from any further obligation under this agreement; otherwise Seller promises to sell under this agreement.**
- 6. Buyer shall select closing agent preparation of all closing documents.**
- 7. The earnest money deposit is held in Buyer's escrow account and is nonrefundable.**
- 8. DISCLOSURE: Buyer is purchasing Property from Seller to rehab, and/or rent, and/or resell or assign property, with the intent to speculate for a profit. Buyer may market the Property, including but not limited to, on the MLS (Multiple Listing Service) prior to closing.**
- 9. This agreement is subject to the final inspection and approval of the Property by the Buyer at their request after the date this contract is signed below by Buyer.**
- 10. Buyer/Assignee shall be responsible for all Seller closing costs.**
- 11. Buyer/Assignee shall be responsible for all Buyer closing costs.**
- 12. Closing date shall be on or before    business days from the date signed below by Buyer. Title to the above describe real estate to be conveyed by Warranty Deed or other customary instrument of transfer. Title is to be free, clear, and unencumbered, free of any county, city and federal liens. All liens against the Property shall be paid at closing by the Seller. Agreement contingent on verifying taxes, title & value.**
- 13. This offer, when accepted, comprises the entire agreement between the Purchaser and Seller, and this agreement also supersedes all previous agreements.**

**IP Address**