

Real Estate Contract

THIS CONTRACT, Made and entered into this ____ day of _____, 20____, by and between: SELLER(S), _____

And BUYER(S), _____

WITNESSETH: That Sellers have sold and agreed to convey as herein provided the following described real estate and appurtenances, to-wit:

PURCHASE PRICE: The purchase price for this property is \$ _____

Earnest money in the form of: (check one)

Personal check OR

Other _____ in the amount of: \$ _____

Deposited with: (check one)

Clear Title Inc.

Seller

Remaining amount to finance \$ _____

Closing shall be at Clear Title Inc on or before _____ or at such time or place as parties may mutually agree upon.

Possession of the premises to be delivered upon closing or on _____

The Seller(s) are to pay in full all State, County, and City Taxes, and general and special, and all assessments are a lien on said property, that can be paid at the date of this contract. Taxes for the current year are to be prorated to the date of closing based on the amount of the previous year's taxes, unless the actual amount of the current taxes is known and then said proration shall be based on the actual amount.

All costs of the Owner's Title Policy will be paid by Seller (unless otherwise instructed) and the cost of any mortgagee's title insurance policy will be paid by the Buyer (unless otherwise instructed). Closing fees will be customary party responsibility (unless otherwise instructed).

If the title is defective the Buyer(s) shall specify the objections in writing and deliver the same to the Seller(s) within 10 days. After such delivery of the Title Commitment, the Seller(s) shall have the defects rectified within ten days from the date of delivery of such deposited as aforesaid shall be returned to the Buyer(s). Seller(s) shall furnish an Owners Title Insurance Policy on the property herein sold, at Seller(s) expense.

If the Seller(s) has/have kept his/her/their part of the contract by furnishing good title as herein provided, and the buyer(s) fails(s) to comply with the requirements within five days

thereafter, then the money deposited as aforesaid shall be forfeited by the Buyer(s) and this contract may or may not thereafter be operative, at the option of the Seller(s).

ADDITIONAL TERMS AND CONDITIONS:

Time is of the essence of this contract.
IN WITNESS WHEREOF, said partners hereunto subscribe their names, the day and year last above written.

CAREFULLY READ THE ABOVE TERMS. IF NOT UNDERSTOOD,
CONSULT AN ATTORNEY OR A REAL ESTATE AGENT BEFORE SIGNING.

SELLER

SSN

Date

BUYER

SSN

Date

SELLER

SSN

Date

BUYER

SSN

Date