

**SALE CONTRACT**

\_\_\_\_\_ Owner \_\_\_\_\_ Buyer

\_\_\_\_\_ Owner \_\_\_\_\_ Buyer

For a consideration of \$\_\_\_\_\_ owner agrees to sell, deliver and convey by Warranty Deed the following described property to wit:

Buyer agrees to purchase the above described property and pay the sum of \$\_\_\_\_\_ in the following manner: To pay on the signing of this contract the sum of \$\_\_\_\_\_ the receipt of which is hereby acknowledged, said payment to be held by \_\_\_\_\_ until the closing of this Sale, and to pay:

All window shades, awning, linoleum and all attached fixtures now on said premises are to be included in the purchase price of said property.

Rents and insurance are to be adjusted as of date of closing.

Taxes: \_\_\_\_\_

Closing on or before \_\_\_\_\_. Owner agrees to give possession: \_\_\_\_\_.

Closing fee to be split between buyer and seller not to exceed \$100.00 each.

Property is being purchased "AS IS"

Owner agrees to furnish abstract certified under a live certificate down to date or Owner's Title Insurance showing title to be merchantable and vested in the Owner. Owner shall have a reasonable time to bring abstract down to date and Buyer shall have a reasonable time to have said abstract examined.

If merchantable title cannot be given in a reasonable time, the earnest payment shall be returned to the buyer and this contract shall be of no further effect herein unless otherwise agreed in writing between the parties hereto.

Risk of loss or damages shall remain upon owner until delivery of title.

This contract shall extend to and be binding on the heirs, executors, administrators or assigns of the parties hereto.

DATE: \_\_\_\_\_

SELLERS:

\_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

BUYERS:

\_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_