

REAL ESTATE PURCHASE AGREEMENT

Location: _____ Date: _____

Seller Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Buyer Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Property Information:

Address/Legal Description: _____

Parcel Number / Tax ID: _____

Lot Size / Area: _____

Purchase Price and Payment Terms:

Purchase Price: _____ USD

Earnest Money Deposit: _____ USD

Payment Method and Schedule: _____

Clause 1 – Agreement to Sell and Purchase

Seller agrees to sell and Buyer agrees to purchase the real property described above, including all improvements and fixtures, under the terms and conditions set forth herein. Seller represents that Seller has good and marketable title to the Property and there are no undisclosed encumbrances.

Clause 2 – Property Condition; AS IS

Buyer acknowledges that the Property is sold AS IS without warranties, except as expressly stated in this Agreement. Buyer has had the opportunity to inspect the Property and accepts it in its current condition subject to any contingencies herein.

Clause 3 – Inspections and Due Diligence

Buyer shall have the right to conduct all inspections, tests, and investigations of the Property within the due diligence period. Buyer may terminate this Agreement if inspection results are unsatisfactory by providing written notice to Seller within the specified timeframe.

Clause 4 – Title and Survey

Seller shall provide a marketable title free of liens and encumbrances at Closing. Buyer may obtain a survey at Buyer's expense. Any title objections must be resolved prior to Closing.

Clause 5 – Closing

Closing shall occur at a mutually agreed time and place. At Closing, Seller shall deliver a duly executed and recordable deed conveying title to Buyer, along with any other required documents.

Clause 6 – Closing Costs

Buyer shall pay all costs associated with Buyer's financing, title insurance, recording fees, and any transfer taxes unless otherwise agreed. Seller shall pay costs related to title clearance and Seller's documentary fees.

Clause 7 – Prorations

Real estate taxes, assessments, rents, and other proratable items shall be prorated as of the Closing date.

Clause 8 – Risk of Loss

Risk of loss or damage to the Property shall remain with Seller until Closing. If material damage occurs prior to Closing, Buyer may terminate or require repairs.

Clause 9 – Representations and Warranties

Seller represents that no notices of violations, litigation, or environmental hazards affecting the Property exist, except as disclosed in writing.

Clause 10 – Default and Remedies

If Buyer defaults, Seller may retain deposits as liquidated damages. If Seller defaults, Buyer may seek specific performance or damages.

Clause 11 – Notices

All notices shall be given in writing and delivered personally, by certified mail, or by nationally recognized overnight courier to the parties' addresses.

Clause 12 – Governing Law and Venue

This Agreement shall be governed by the laws of the State of _____. Venue for any disputes shall be the courts located in _____ County, _____.

Clause 13 – Entire Agreement

This Agreement constitutes the entire understanding between the parties and supersedes all prior agreements. Amendments must be in writing and signed by both parties.

Clause 14 – Counterparts and Electronic Signatures

This Agreement may be executed in counterparts and by electronic signature, each of which shall be deemed an original.

Clause 15 – Confidentiality

The terms of this Agreement and any information exchanged are confidential and shall not be disclosed except as required by law or agreed in writing.

Clause 16 – Assignability

Neither party may assign this Agreement without the prior written consent of the other.

Clause 17 – Waiver

Failure to enforce any provision shall not be deemed a waiver of future enforcement.

Clause 18 – Severability

If any provision is invalid or unenforceable, the remainder shall remain in full force and effect.

Clause 19 – Time is of the Essence

Time is of the essence in the performance of all obligations under this Agreement.

Clause 20 – Signatures; Attachments

The parties have executed this Agreement as of the date first written above. Attached Exhibits and Addenda are incorporated herein by reference.

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

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