# RESIDENTIAL PURCHASE AGREEMENT

### Parties & Property

This Agreement is made on _______________ between ________________________________ (Buyer) and ________________________________ (Seller).

Property address: ___________________________________________________________________________

Legal description / parcel: ________________________________

### Purchase Price & Earnest Money

Purchase price: $_______________. Earnest money deposit: $_______________, held in escrow by ________________________________.

### Financing

[ ] Cash [ ] Financed. If financed, this Agreement is contingent on Buyer obtaining a loan of $_______________ at no more than ______% interest by _______________ (financing contingency date).

### Contingencies

Inspection contingency: Buyer may inspect and cancel or renegotiate by _______________.

Appraisal contingency: Property must appraise at or above the purchase price.

Sale-of-buyer's-home contingency: Yes / No. If yes, by _______________.

### Title, Closing & Possession

Seller to convey marketable title by _____________________ deed. Closing date: _______________. Possession to Buyer: at closing / other: _______________.

### Included / Excluded Items

Items that stay with the property: _________________________________________________________

Items excluded: ________________________________

### Disclosures

Seller's property disclosure and, for pre-1978 homes, the lead-based paint disclosure are incorporated into this Agreement.

### Default & Remedies

If Buyer defaults, Seller may retain the earnest money as liquidated damages or pursue other remedies. If Seller defaults, Buyer may seek a refund of the deposit and other remedies allowed by law.

### Signatures

Buyer: ________________________________ Date: _________ Seller: ________________________________ Date: _________