

STANDARD FORM PURCHASE & SALE AGREEMENT

From the Office of:

1. PARTIES AND
MAILING ADDRESSES
(fill in)

This _____ day of _____, 20____

hereinafter called the SELLER, agrees to SELL and

2. DESCRIPTION
(fill in and include
title reference)

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth,
the following described premises:

3. BUILDINGS,
STRUCTURES,
IMPROVEMENTS,
FIXTURES
(fill in or delete)

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposers, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants and, ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and

but excluding

4. TITLE DEED
(fill in)
**Include here by specific
reference any restrictions,
easements, rights and
obligations in party walls
not included in (b), leases,
municipal and other liens,
other encumbrances, and
make provision to protect
SELLER against BUYER's
breach of SELLER's
covenants in leases,
where necessary.*

Said premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven _____ days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except

- a. Provisions of existing building and zoning laws;
- b. Existing rights and obligations in party walls which are not the subject of written agreement;
- c. Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- d. Any liens for municipal betterments assessed after the date of this agreement;
- e. Easements, restrictions and reservations of record, if any, so long as the same do not prohibit or materially interfere with the current use of said premises;

*f.

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE
(fill in) space is allowed to
spell out the amounts
if desired

The agreed purchase price for said premises is \$

dollars, of which

\$ _____ have been paid as a deposit this day and

\$ _____

\$ _____ are to be paid at the time of delivery of the deed in cash, or by certified,
cashier's, check(s).