

## SAMPLE LAND CONTRACT

THIS CONTRACT, made the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ between

CINDY SELL and SAM SELL, her husband, residing at PO Box 291, Lawrence, New York, later referred to in this contract as "seller," and

BRIAN BUY, later referred to in this contract as "buyer," residing at 191 Route 9, Town of Lawrence, New York, state that because seller is the owner of real property located at 191 Route 9, Town of Lawrence, County of Saint Lawrence, State of New York, and seller wishes to sell and buyer wishes to purchase the property, seller and buyer agree as follows:

### **Sale of Property**

Seller agrees to sell and does by this contract sell, and buyer agrees to purchase and does by this contract purchase a parcel of real estate located at 191 Route 9, Town of Lawrence, County of Saint Lawrence, State of New York, more particularly described on Schedule A which is attached to and made a part of this contract.

### **Sales Price**

The sales price is fifty thousand dollars (\$50,000.00) payable as follows:

(1) deposit of two thousand dollars (\$2,000.00) on or before the date of the signing of this contract;

(2) the balance of forty-eight thousand dollars (\$48,000.00) to be paid in monthly payments of four hundred thirty-one dollars and forty-four cents (\$431.44), the first payment is to be made on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ and subsequent payments of four hundred thirty-

one dollars and forty-four cents (\$431.44) are to be made on the first (1<sup>st</sup>) day of each succeeding month, the payments to be credited first toward the payment of accrued interest at seven percent (7%) interest per year and the balance to the reduction of principal. An amortization schedule is attached and made part of this land contract.