

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

I. The Parties. This Real Estate Purchase Agreement ("Agreement") made on _____, 20____ ("Effective Date") between:

_____ ("Buyer") with a mailing address of _____,
City of _____, State of _____ who agrees to
purchase the property:

Address _____

AND

The Universe ("Seller") with a mailing address of _____,
City of _____, State of _____, who agrees to sell
and convey real and personal property as described in Sections II & III. Buyer and Seller
shall be collectively known as the "Parties."

II. Legal Description. The real property is a: (check one)

- Single-Family Home
- Condominium
- Planned Unit Development (PUD)
- Duplex
- Triplex
- Fourplex
- Other: _____

Street Address: _____

Other Description: _____

III. Personal Property. In addition to the real property described in Section II, the Seller shall include the following personal property: _____

The real property and personal property shall be collectively known as the "Property".

Earnest Money. After acceptance by all Parties, the Buyer agrees to make a payment in the amount of \$ _____ as consideration by _____, 20__ at ____:____ AM PM ("Earnest Money"). The Earnest Money shall be applied to the Purchase Price at Closing.

Purchase Price and Terms. The Buyer agrees to purchase the Property by payment of \$ _____ (_____ Dollars) as follows: (check one)

- **All Cash Offer.** No loan or financing of any kind is required in order to purchase the Property.

- **Bank Financing.** The Buyer's ability to purchase the Property is contingent upon the Buyer's ability to obtain financing under the following conditions: (check one)

- Conventional Loan

- FHA Loan (Attach Required Addendums)

- VA Loan (Attach Required Addendums)

- Other: _____

- **Seller Financing.** Seller agrees to provide financing to the Buyer under the following terms and conditions:

a.) **Loan Amount:** \$ _____

b.) **Down Payment:** \$ _____

c.) **Interest Rate** (per annum): ____%

d.) **Term:** ____ Months Years

Closing Costs. The costs attributed to the Closing of the Property shall be the responsibility of **Buyer** **Seller** **Both Parties**. The fees and costs related to the Closing shall include but not be limited to a title search (including the abstract and any owner's title policy), preparation of the deed, transfer taxes, recording fees, and any other costs by the title company that is in standard procedure with conducting the sale of a property.

Closing. This transaction shall be closed on _____, 20__ at ____:____ AM PM or earlier at the office of a title company to be agreed upon by the Parties ("Closing"). Seller shall give possession on:

Governing Law. This Agreement shall be interpreted in accordance with the laws in the State of _____.

Binding Effect. This Agreement shall be for the benefit of, and be binding upon, the Parties, their heirs, successors, legal representatives, and assigns, which therefore, constitutes the entire agreement between the Parties. No modification of this Agreement shall be binding unless signed by both Buyer and Seller.

Acceptance. Seller warrants that Seller is the owner of the Property or has the authority to execute this Agreement. Therefore, by the Seller’s authorization below, he/she/they accepts the above offer and agrees to sell the Property on the above terms and conditions

Entire Agreement. This Agreement together with any attached addendums or disclosures shall supersede any and all other prior understandings and agreements, either oral or in writing, between the parties with respect to the subject matter hereof and shall constitute the sole and only agreements between the parties with respect to the said Property. All prior negotiations and agreements between the parties with respect to the Property hereof are merged into this Agreement. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party or by anyone acting on behalf of any party, which are not embodied in this Agreement and that any agreement, statement or promise that is not contained in this Agreement shall not be valid or binding or of any force or effect.

Signature

Date: _____

The Universe
Seller’s Signature

Date: _____

Buyer’s Signature

Print Name