RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT (ALASKA)

This Residential Real Estate Purchase Agreement ("Agreement") is a legally binding contract. If not understood, seek competent legal advice.

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PARTIES; EFFECTIVE DATE

1.1 Parties. This Agreement is made between the following parties: Buyer: __________ of __________ ("Buyer"); and Seller: __________ of __________ ("Seller").

1.2 Effective Date. The "Effective Date" is the date the last party signs this Agreement or a written counteroffer/acceptance such that there is mutual execution by all parties.

1.3 Additional Buyers/Sellers. If more than one Buyer or Seller, the terms "Buyer" and "Seller" include all such persons or entities, jointly and severally.

PROPERTY

2.1 Description. The real property the subject of this Agreement (the "Property") is commonly known as: Street Address: __________; City: __________; Zip: __________; Borough/County: __________ (Alaska). Legal Description: __________. Alaska Parcel/Tax ID/Account No.: __________.

2.2 Appurtenances and Rights. The Property includes all rights, privileges, appurtenances, and easements benefiting the Property, including, without limitation, appurtenant water, mineral, timber, and subsistence rights owned by Seller, if any, except as excluded in Section 3.2, and subject to matters of record.

2.3 Improvements. The Property includes all buildings and fixtures permanently affixed thereto, including, without limitation, built-in appliances, attached flooring, attached lighting and fans, window screens, storm windows/doors, attached window treatments (rods and attached hardware), attached mirrors, built-in shelves/cabinets, attached audio/visual mounts, garage door openers and remotes, fuel tanks (propane, heating oil) if owned by Seller, mailboxes, fencing, landscaping, and all other fixtures as defined by Alaska law, unless excluded in Section 3.2.

2.4 Easements and Reservations. The Property is conveyed subject to existing covenants, conditions, restrictions, reservations, rights-of-way, section line easements, utility and pipeline easements, navigable waterway rights, and other matters of record not materially interfering with current residential use.

INCLUDED AND EXCLUDED PERSONAL PROPERTY

3.1 Included Personal Property. The following tangible personal property, if owned by Seller and located on the Property on the Effective Date, is included in the sale without additional consideration: refrigerator(s); range/oven; built-in microwave; dishwasher; garbage disposal; washer; dryer; window coverings; curtain rods; attached shelving; garage shelving; television mounts (but not televisions); smart home devices and thermostats that are fixtures; smoke/CO detectors; security system components affixed to the Property; landscaping items in the ground; and the following additional items: ____________________.

3.2 Excluded Items. The following items are excluded from the sale: ____________________. All leased or rented items are excluded unless otherwise stated herein.

PURCHASE PRICE AND EARNEST MONEY

4.1 Purchase Price. The total purchase price for the Property (the "Purchase Price") is $ ____________________, payable as follows:

Earnest Money Deposit: $____________________ ("Earnest Money"), to be deposited as provided in Section 4.2.

Additional Down Payment at Closing: $____________________.

Loan Proceeds (if any): $____________________.

Other: ____________________.

4.2 Earnest Money; Holder. Within ______ business days after the Effective Date, Buyer shall deliver the Earnest Money to the escrow/closing agent or escrow holder identified in Section 12.3 (the "Holder"): ______ at ______. Earnest Money shall be deposited into a non-interest-bearing trust/escrow account unless otherwise required by law or by written election:

☐ Non-Interest-Bearing (default)

☐ Interest-Bearing for benefit of: ☐ Buyer ☐ Seller (provide tax information if interest-bearing). Failure to timely deposit Earnest Money is a default by Buyer subject to Section 18.

4.3 Application of Earnest Money. At Closing, the Earnest Money shall be credited to the Purchase Price. If Closing does not occur, disposition of Earnest Money shall be governed by this Agreement, including Sections 16 and 17.

FINANCING TERMS

5.1 Financing Election. Buyer's obligation to close is:

☐ Not contingent on financing (Cash Purchase)

☐ Contingent on financing as follows:

☐ Conventional Financing ☐ FHA Financing ☐ VA Financing ☐ USDA Financing
☐ Alaska Housing Finance Corporation (AHFC) Financing ☐ Seller Financing
☐ Other: ______.

5.2 Loan Terms. If contingent on financing, Buyer shall apply for financing in good faith within ______ business days after the Effective Date for a loan amount of $ ______, at an interest rate not to exceed ______% per annum, amortized over ______ years, with estimated closing costs and loan fees not to exceed $______ or ______% of the loan amount. Buyer shall promptly provide requested documentation to lender and shall keep Seller reasonably informed of loan status.

5.3 Loan Commitment. Buyer shall deliver to Seller written loan approval/commitment (subject only to customary conditions, including satisfactory appraisal, title, and insurance) by ______ (date). Failure to timely deliver a loan commitment permits Seller to deliver a Notice to Perform providing ______ business days to cure; failing which, Seller may terminate and demand Earnest Money per Section 17, unless otherwise stated herein.

5.4 Appraisal. Unless this box is checked ☐ Appraisal Contingency Waived, the sale is contingent upon the Property appraising at or above the Purchase Price (or $______). If appraisal is less than said amount, Buyer may within ______ days after receipt of the appraisal: (a) terminate; (b) request Seller to reduce the Purchase Price to the appraised value; (c) elect to proceed and pay the difference in cash at Closing in the amount of $ ______; or (d) negotiate other terms. If Buyer fails to act within the stated period, Seller may terminate by notice.

5.5 Seller Financing Terms (if elected). If Seller Financing is elected, the parties shall attach a Seller Financing Addendum detailing the promissory note, interest rate, amortization, payment schedule, late charges, prepayment, default, security instrument (deed of trust), due-on-sale, impounds, and other customary terms.

5.6 FHA/VA/USDA Specific Terms. If an FHA, VA, or USDA loan is elected, federally required amendatory clauses, appraisal language, and repairs provisions shall be attached. If required repairs are identified, Seller shall perform or Buyer may terminate unless otherwise agreed in writing.

CONTINGENCIES

6.1 Financing Contingency. If financing is elected, Buyer's obligations remain contingent upon timely loan approval under Section 5.3. If financing is denied despite Buyer's good faith efforts, Buyer may terminate and receive a return of the Earnest Money, provided Buyer delivers lender's denial letter within ________ days of denial and before the loan contingency deadline.

6.2 Sale of Buyer's Property. ☐ Not Applicable ☐ Contingent on the sale and closing of Buyer's property located at ________ ("Buyer's Property") on or before ________ (date).

Buyer shall promptly provide evidence of Buyer's Property being:
☐ Listed ☐ Under Contract ☐ Scheduled to Close on ________ (date).

Seller may continue to market the Property and accept backup offers. First Right/"Bump" Clause (if elected): ☐ Applicable ☐ Not Applicable. If Applicable, Seller may require Buyer within ________ hours after notice to remove this contingency and provide proof of funds; failing which, Seller may terminate and refund Earnest Money to Buyer.

6.3 Insurance Contingency. This Agreement is ☐ Contingent ☐ Not Contingent upon Buyer obtaining homeowner's insurance for the Property at normal rates and terms by ________ (date). If unable after good faith efforts, Buyer may terminate with Earnest Money returned.

6.4 Title Contingency. Subject to Section 11, Buyer's obligations are contingent upon Buyer's approval of title. See Sections 11 and 15.

6.5 Appraisal Contingency. See Section 5.4.

6.6 Additional Contingencies. ☐ None ☐ As follows: ________.

INSPECTIONS AND INVESTIGATIONS

7.1 Inspection Right. Buyer shall have the right, at Buyer's expense, to conduct all desired inspections, studies, and investigations of the Property, including, without limitation: general home inspection; structural; roof; electrical; plumbing; heating; ventilation; air conditioning; fuel tanks (including aboveground/underground); water quality; well yield; septic/onsite wastewater; mold; radon; lead-based paint; asbestos; pest/wood-destroying organisms; environmental and hazardous substances; permafrost/soils/geotechnical; drainage; flood risk; snow load/ice dam; foundation; survey; encroachments; boundaries; and zoning/land use compliance.

7.2 Inspection Period. The inspection period shall begin on the Effective Date and expire at 11:59 p.m. Alaska time on ____________ (date) or ____________ calendar days after the Effective Date, whichever is earlier (the "Inspection Deadline").

7.3 Access; Utilities. Seller shall provide reasonable access to the Property for Buyer and Buyer's inspectors and shall have all utilities on for inspections, unless weather or local conditions reasonably prevent.

7.4 Notice of Defects; Remedies. Before the Inspection Deadline, Buyer may: (a) accept the Property as-is; (b) terminate by written notice with Earnest Money returned; or (c) deliver a written repair/credit request. If Buyer requests repairs or credits, Seller shall respond within ____________ days. If the parties do not reach written agreement by ____________ days after Seller's response or by the Inspection Deadline (whichever is later), either party may terminate by written notice and the Earnest Money shall be returned to Buyer, except where Buyer's default caused the failure to close.

7.5 As-Is; Condition at Closing. Except as otherwise provided herein and in Seller's disclosures, the Property shall be conveyed in substantially the same physical condition as of the Effective Date, ordinary wear and tear and agreed repairs excepted. Buyer acknowledges Alaska-specific conditions may affect Property, including but not limited to extreme weather, freeze-thaw cycles, permafrost, snow and ice accumulation, wildlife, and remote access conditions.

7.6 Reinspection/Walk-Through. Buyer shall have the right to a pre-closing walk-through within ____________ hours prior to Closing to verify condition, completion of agreed repairs, and removal of personal property not included.

TITLE, CONVEYANCE, AND CLOSING DOCUMENTS

8.1 Title Evidence. Within ____________ business days after the Effective Date, Seller shall cause a current preliminary commitment for an owner's policy of title insurance ("Title Commitment") to be issued to Buyer by ____________ ("Title Company"), together with copies of all exceptions.

8.2 Title Review. Buyer shall have [ ] business days after receipt of the Title Commitment and exception documents to object to title matters not acceptable to Buyer. Seller shall have [ ] business days after receipt of Buyer's objections to elect to cure. If Seller elects not to cure or fails to cure by Closing, Buyer may: (a) terminate with Earnest Money returned; or (b) waive objections and proceed to Closing. Permitted exceptions shall include current taxes not yet due, matters created by or consented to by Buyer, and standard printed exceptions removable by affidavit or survey if Buyer elects to obtain survey/affidavits.

8.3 Deed Type. At Closing, Seller shall convey marketable title by:

☐ Statutory Warranty Deed
☐ Special Warranty Deed
☐ Quitclaim Deed
☐ Other: [ ], subject only to permitted exceptions. If a deed type is not selected, Statutory Warranty Deed is deemed selected.

8.4 Closing Documents. At Closing, Seller shall deliver: (a) properly executed deed; (b) Alaska Real Property Transfer Disclosure Statement(s) as required, if applicable; (c) Non-Foreign Certification under FIRPTA; (d) Bill of Sale for included personal property; (e) Keys, codes, remotes, manuals; (f) Affidavits and certifications required by the Title Company; and (g) Any association statements and estoppels. Buyer shall deliver: (h) Purchase Price funds; (i) Loan documents; (j) Affidavits and certifications required by the Title Company; and (k) Any other documents reasonably required to close.

CLOSING, POSSESSION, AND PRORATIONS

9.1 Closing. The closing of this transaction ("Closing") shall occur on [ ] (date) at [ ] (escrow/title office) or by remote closing. The parties authorize the Holder/Title Company to coordinate settlement and disbursement.

9.2 Possession. Possession shall be delivered:

☐ At Closing upon recording and disbursement
☐ [ ] hours after Closing
☐ On [ ] (date/time)
☐ Subject to existing tenancy as described in Section 10.3
☐ Other: [ ]. Seller shall deliver the Property vacant and free of occupants and personal property not included, unless otherwise agreed.

9.3 Prorations. Real property taxes, rents, dues, fuel (heating oil/propane) remaining in tanks, and other recurring charges shall be prorated as of the date of recording. If actual tax amounts are not known, proration shall be based on the latest available tax bill and adjusted post-closing upon written agreement. Special assessments shall be allocated per Section 10.2.

9.4 Risk of Loss. Risk of loss shall remain with Seller until Closing and transfer of possession. If material damage or destruction occurs before Closing, Buyer may terminate with Earnest Money returned or elect to proceed with assignment of insurance proceeds and a credit for any deductible.

ASSESSMENTS; HOMEOWNERS ASSOCIATIONS; TENANCIES

10.1 Associations. If the Property is subject to a homeowners association, common interest community, road maintenance agreement, or similar body (collectively, "Association"), Seller shall provide Association documents, bylaws, covenants, rules, budgets, and dues statements within ________ days after the Effective Date. Buyer shall have ________ days after receipt to approve; failing which, Buyer may terminate with Earnest Money returned within such period.

10.2 Assessments Allocation. Current or pending special assessments shall be paid as follows:

☐ Paid in full by Seller at or before Closing
☐ Assumed by Buyer after Closing
☐ Split: Seller to pay $________ and Buyer to pay $________
☐ Other: ________.

10.3 Leases/Tenancies.

☐ The Property will be delivered vacant at Closing.
☐ The Property is subject to the following written lease(s):

Tenant: ________;
Term: ________ to ________;
Rent: $________/________;
Deposit: $________;
Other: ________.
Seller shall deliver estoppels and assign all leases and deposits to Buyer at Closing.

TITLE INSURANCE; SURVEY

11.1 Owner's Policy. At Closing, Buyer ☐ shall ☐ shall not obtain an owner's policy of title insurance in the amount of the Purchase Price issued by the Title Company, with the cost allocated per Section 15. Buyer may obtain extended coverage or endorsements at Buyer's expense. If Buyer elects not to obtain title insurance, Buyer assumes related risks.

11.2 Survey/Boundary. ☐ Not required ☐ Buyer may obtain a survey at Buyer's expense. If survey discloses encroachments or boundary issues unacceptable to Buyer, Buyer may object per Section 8.2.

CLOSING COSTS; SETTLEMENT; ESCROW

12.1 Buyer Costs. Unless prohibited by Buyer's lender or applicable law, Buyer shall pay: loan-related costs, lender's title insurance premium, recording fees for Buyer's loan documents, inspection fees, appraisal fee, and Buyer's share of escrow fees.

12.2 Seller Costs. Seller shall pay: deed preparation, recording fee for the deed, Seller's share of escrow fees, any fees to clear title (including releases), and, if applicable, the owner's title insurance premium ☐ or as otherwise allocated: ______.

12.3 Escrow/Holder. The parties appoint ______ (address: ______) as settlement agent/escrow holder (the "Holder"). The Holder is authorized to disburse funds upon satisfaction of closing conditions and to hold Earnest Money pursuant to Section 16.

12.4 Wire Safety. The parties shall confirm wiring instructions directly with the Holder by known telephone numbers. Neither party shall rely solely on email for wire instructions.

PROPERTY CONDITION; DISCLOSURES

13.1 Seller Disclosures. To the extent required, Seller shall deliver a completed Alaska Real Property Transfer Disclosure Statement, as amended, and any known material defects. Buyer acknowledges receipt or ☐ has not yet received; if not yet received, Buyer may cancel within ______ days after receipt.

13.2 Lead-Based Paint. If the Property was built before 1978, the parties shall execute and attach the required lead-based paint disclosure and pamphlet acknowledgment.

13.3 Well/Septic/Water; Fuel Tanks. If applicable, Seller shall disclose and provide available reports for any private well, water system, septic/onsite wastewater system, DEC permits, service records, and fuel tanks. Buyer may conduct independent testing and inspections within the Inspection Period.

13.4 No Warranties; As-Is. Except as expressly stated in this Agreement and required by law, Seller makes no representations or warranties, express or implied, as to the condition of the Property or suitability for a particular purpose. Buyer has not relied on any oral statements outside this Agreement.

GOVERNMENT NOTICES; TAXES; FIRPTA

14.1 Government Actions. Seller has no actual knowledge of pending or threatened condemnation, assessments, land use changes, or code enforcement actions materially affecting the Property except: ______.

14.2 FIRPTA. Seller shall deliver a certification that Seller is not a foreign person under the Foreign Investment in Real Property Tax Act ("FIRPTA"). If Seller is a foreign person, Buyer shall withhold and remit required amounts unless a withholding certificate applies. Parties shall cooperate to comply with FIRPTA.

14.3 Property Taxes. Real property taxes shall be prorated per Section 9.3. Any exemptions or deferrals remain the responsibility of the claiming party.

TITLE AND CLOSING OBJECTIONS; CURE; REMEDIES

15.1 Curative Efforts. Seller shall use commercially reasonable efforts to cure title defects timely objected to by Buyer. If Seller is unable or unwilling to cure by Closing, Buyer may terminate with Earnest Money returned as Buyer's sole remedy under this Section, or waive and proceed.

15.2 Payoff/Release. Seller shall deliver releases of monetary liens and encumbrances created by Seller (other than permitted exceptions) at or before Closing.

EARNEST MONEY; DISPUTES

16.1 Disposition on Termination. If this Agreement is properly terminated under its terms, the Holder shall disburse the Earnest Money per a written agreement signed by both parties or a final order. If the parties provide consistent written instructions, the Holder may disburse accordingly.

16.2 Interpleader. If there is a dispute over Earnest Money and the Holder cannot obtain mutual written instructions, the Holder may, after ________ days' written notice to the parties, interplead the funds into a court of competent jurisdiction and deduct reasonable attorney fees and court costs from the deposit, or act as otherwise permitted by law.

16.3 Contract Remedies Preserved. The parties' rights to damages or specific performance under Section 18 are independent of Holder's disposition of Earnest Money.

FAILURE OF CONDITIONS; TERMINATION RIGHTS

17.1 Buyer Termination Rights. Buyer may terminate and obtain a return of Earnest Money as expressly provided herein, including failure of contingencies in Sections 5–7, 10.1, and 11, if Buyer strictly complies with applicable notice and timing requirements.

17.2 Seller Termination Rights. Seller may terminate as expressly provided herein, including failure of Buyer to timely deposit Earnest Money or remove specified contingencies following a Notice to Perform when permitted.

DEFAULT; REMEDIES

18.1 Buyer Default. If Buyer fails to close as required or otherwise materially breaches and Seller is ready, willing, and able to perform, then, upon written notice and opportunity to cure of ____ days (unless a shorter period is specified elsewhere), Seller may elect one of the following remedies (select one; if none selected, Liquidated Damages applies):

☐ Liquidated Damages (Earnest Money as Seller's sole and exclusive remedy)
☐ Specific Performance (plus actual damages)
☐ Seller's Actual Damages (not to exceed $____)
☐ Other: ____.

18.2 Seller Default. If Seller fails to close as required or otherwise materially breaches and Buyer is ready, willing, and able to perform, then, upon written notice and opportunity to cure of ____ days (unless a shorter period is specified elsewhere), Buyer may elect one of the following remedies (select one; if none selected, Specific Performance is available):

☐ Specific Performance (plus actual damages)
☐ Return of Earnest Money plus Buyer's Actual Damages (not to exceed $ ____)
☐ Liquidated Damages to Buyer in the amount of $____
☐ Other: ____.

18.3 Cumulative Remedies; Limitations. The selected remedy shall control. If "Specific Performance" is elected, the non-breaching party may also seek interim injunctive relief and recover reasonable attorneys' fees and costs as provided in Section 19.4.

DISPUTE RESOLUTION; ATTORNEYS' FEES

19.1 Good Faith Negotiation. The parties shall first attempt in good faith to resolve disputes by direct negotiation for at least ____ days after written notice of dispute.

19.2 Mediation. Election (check one):

☐ Mandatory Mediation prior to arbitration/litigation
☐ Optional Mediation
☐ No Mediation.

19.3 Binding Method. Election (check one; if multiple selected, the first checked governs):

☐ Binding Arbitration ☐ Court Litigation.

19.4 Attorneys' Fees. In any action, arbitration, or proceeding arising out of this Agreement, the prevailing party is entitled to reasonable attorneys' fees, costs, and expenses, including fees and costs on appeal or enforcement.

19.5 Venue; Jury Trial. Governing law is Alaska. Venue is proper in the state courts located in ______ Borough/County, Alaska, or the U.S. District Court for the District of Alaska (if applicable). The parties ☐ do ☐ do not waive the right to a jury trial to the extent permitted by law.

ASSIGNMENT; 1031 EXCHANGE

20.1 Assignment.

☐ Buyer may not assign without Seller's prior written consent

☐ Buyer may assign to an entity owned/controlled by Buyer upon notice to Seller, provided Buyer remains liable

☐ Other: ______.

20.2 1031 Exchange. Either party may structure this transaction as a like-kind exchange under Section 1031 of the Internal Revenue Code at no additional cost or delay to the other party. The non-exchanging party agrees to cooperate by executing customary documents. No party shall be required to take title to or assume liability for the other's property.

NOTICES

21.1 Form of Notice. Notices under this Agreement shall be in writing and deemed delivered when:

☐ Personal delivery

☐ Certified mail, return receipt requested

☐ National overnight courier

☐ Email to the addresses below

☐ Electronic signature platform delivery

☐ Other: ______.

21.2 Delivery Information.

Buyer Notice to: Name: ______; Address: ______; Email: ______; Phone: ______.

Seller Notice to: Name: ______; Address: ______; Email: ______; Phone: ______.

21.3 Effective Time. Notices are effective upon delivery, except email notices are effective upon confirmation of transmission or acknowledgment.

TIME; DEADLINES; COMPUTATION

22.1 Time of the Essence. Time is of the essence of this Agreement.

22.2 Business Days; Computation. Unless otherwise stated, "days" means calendar days. If a deadline falls on a Saturday, Sunday, or Alaska legal holiday, the deadline extends to the next business day. Deadlines expire at 11:59 p.m. Alaska time.

ALASKA-SPECIFIC PROVISIONS

23.1 Withholding; Transfer Requirements. Parties shall comply with Alaska-specific transfer and recording requirements, including documentary submission standards of the applicable recording district. Any required property disclosures under Alaska law, including for residential real property transfer, shall be completed and delivered as applicable.

23.2 On-Site Systems and Fuel. If the Property has an on-site water or wastewater system, or fuel storage tank(s), Buyer is encouraged to obtain inspections and testing appropriate for Alaska conditions. If an underground storage tank is present, Seller shall disclose known information and any registrations or closures, if applicable.

23.3 Water and Access. If water rights, well permits, or shared access agreements benefit or burden the Property, Seller shall disclose the same and provide copies of available documents. Any shared driveway/road maintenance agreement shall be provided by Seller.

23.4 Permafrost/Soils; Remote Areas. Buyer acknowledges unique Alaska environmental conditions may affect foundations, utilities, and access. Buyer assumes responsibility to investigate suitability for Buyer's intended use.

BROKERAGE AND AGENCY

24.1 Brokerage Relationships. Buyer and Seller acknowledge the following brokerage relationships:

Buyer's Brokerage: ______________ Licensee: ______________;
☐ Single Agency ☐ Designated Agency ☐ Dual Agency with Informed Consent.
Seller's Brokerage: ______________ Licensee: ______________;
☐ Single Agency ☐ Designated Agency ☐ Dual Agency with Informed Consent.

If dual agency is elected, the parties consent in writing and understand limitations on advocacy and confidentiality per signed agency disclosures.

24.2 Compensation. Compensation to brokerages shall be paid per separate written agreements and settlement statements. Brokers are not parties to this Agreement and have no liability beyond their statutory duties.

24.3 Seller/Buyer Acknowledgments. Each party acknowledges receipt of the Alaska Real Estate Commission's Consumer Disclosure and any required agency disclosures.

ELECTRONIC SIGNATURES; COUNTERPARTS

25.1 Electronic Signatures. Signatures transmitted electronically (including via e-signature platforms, scanned PDFs, facsimile, or email) are binding as originals.

25.2 Counterparts. This Agreement may be executed in counterparts, each of which is deemed an original, and all of which together constitute one instrument.

ENTIRE AGREEMENT; AMENDMENTS; SEVERABILITY

26.1 Entire Agreement. This Agreement, including any addenda and disclosures checked and attached, constitutes the entire agreement between the parties and supersedes all prior and contemporaneous negotiations and representations.

26.2 Amendments. Any amendment or modification must be in writing and signed by both parties.

26.3 Severability. If any provision is held invalid or unenforceable, the remaining provisions remain in full force to the maximum extent permitted by law.

26.4 Further Assurances. The parties shall execute and deliver additional documents reasonably necessary to effectuate this Agreement.

AUTHORITY; NON-ENTITY OWNERS; TRUSTS/ESTATES

27.1 Authority. Each person signing warrants they have full authority to bind the party for whom they sign. If a party is an entity, the signer represents appropriate authorization has been obtained. If a party is a trust, estate, or conservatorship, the signer represents court or governing document authority.

27.2 Proof of Authority. Upon request, parties shall provide evidence of authority, organizational documents, or court orders.

OFFER; ACCEPTANCE; EXPIRATION

28.1 Offer. This offer is open for acceptance until ____________ (date) at ____________ (time) Alaska time, after which it is deemed withdrawn unless earlier revoked.

28.2 Acceptance. Acceptance occurs upon timely signing by the receiving party and delivery of the fully executed Agreement to the offering party.

28.3 Counteroffers. Any change to this offer constitutes a counteroffer. The Effective Date will be the date of last signature on the accepted offer or counteroffer.

ADDITIONAL TERMS

29.1 Additional Terms or Conditions. ______________________________ ______________________________.

29.2 Attachments Incorporated. The following checked addenda and disclosures are attached and incorporated (see Section 31):

KEY DATES AND DEADLINES

30.1 Effective Date: ______________________.

30.2 Earnest Money Due: ____________ (within ________ business days of Effective Date).

30.3 Inspection Deadline: ______________________.

30.4 Title Commitment Delivery by Seller: ______________________.

30.5 Title Objection Deadline by Buyer: ______________________.

30.6 Loan Application Deadline: ______________________.

30.7 Loan Commitment Deadline: ______________________.

30.8 Appraisal Deadline: ______________________.

30.9 Insurance Approval Deadline: ______________________.

30.10 Association Documents Delivery: ______________________ and Approval Deadline: ______________________.

30.11 Closing Date: ______________________.

30.12 Possession Date/Time: ______________________ at ____________.

30.13 Other: ______________________________.

ADDENDA AND DISCLOSURES ATTACHED

☐ Financing Addendum (Conventional/AHFC)

- [ ] FHA/VA/USDA Addendum and Amendatory Clause
- [ ] Seller Financing Addendum
- [ ] Appraisal Gap Addendum
- [ ] Inspection Repair/Resolution Addendum
- [ ] Lead-Based Paint Disclosure (pre-1978)
- [ ] Alaska Real Property Transfer Disclosure Statement
- [ ] Well/Water and Septic Addendum
- [ ] Fuel Tank Disclosure/Addendum
- [ ] Homeowners Association/Covenants Addendum
- [ ] Property Tenancy/Lease Assignment Addendum
- [ ] Title and Survey Addendum
- [ ] Closing Cost Allocation Addendum
- [ ] 1031 Exchange Addendum
- [ ] Road/Access and Maintenance Agreement Addendum
- [ ] Additional Terms Addendum
- [ ] Wire Fraud Advisory
- [ ] Agency Disclosure Acknowledgments
- [ ] Other: ____________.

SIGNATURES

SELLER:

NAME: ____________

SIGNATURE:

____

DATE: ____________

SELLER: 2

NAME: ____________

SIGNATURE:

____

DATE: ____________

BUYER:

NAME:

____

SIGNATURE:

____

DATE: ____________

BUYER: 2

NAME:

____

SIGNATURE:

____

DATE: ____________

BROKERAGE ACKNOWLEDGMENT (NON-PARTY)

Buyer's Brokerage: ____________

Licensee:

Seller's Brokerage:

Licensee:

Receipt of Earnest Money by Holder acknowledged on
in the amount of $.

Holder/Settlement Agent:

Authorized Signature:

EXHIBIT A – LEGAL DESCRIPTION (ATTACH)

Lot/Tract:

Subdivision:

Recording District:

Plat/File No.:

Additional Description:

This form is provided as a courtesy to My State MLS members and is open-source for use by any real estate professional who wishes to use it. **THIS IS A LEGALLY BINDING CONTRACT. If you do not fully understand its terms, seek competent legal advice before signing.**