RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

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Idaho

Idaho Residential Purchase Agreement

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

1. PARTIES; DEFINED TERMS

1.1 Parties. This Agreement is made as of (the "Effective Date"), by and between , whose address is ("Seller"), and , whose address is ("Buyer").

1.2 Defined Terms. As used in this Agreement: (a) "Property" has the meaning in Section 2; (b) "Purchase Price" has the meaning in Section 4.1; (c) "Earnest Money" has the meaning in Section 4.2; (d) "Closing" has the meaning in Section 9.1; and (e) "Effective Date" is defined in Section 1.1.

1.3 Idaho Transactions. The Property is located in the State of Idaho, and this Agreement concerns a residential resale transaction.

2. PROPERTY DESCRIPTION

2.1 Street Address. , City , County , Idaho, ZIP .

2.2 Legal Description. ; ; (attach if more space is needed).

2.3 Parcel/Tax Identification Number(s). .

2.4 Included Improvements and Fixtures. The Property includes, as part of the Purchase Price, all buildings, structures, and fixtures permanently affixed to the land, including without limitation: built-in appliances, attached floor coverings, attached lighting and ceiling fans, attached window treatments and hardware, attached mirrors, built-in cabinets and shelving, plumbing and electrical fixtures, garage door openers and remotes [ ], fireplace inserts and screens, pellet/wood stoves [ ], water heaters, water softeners [leased?], well pumps, pressure tanks, irrigation fixtures, fencing, landscaping, and all other items affixed to the Property as of the Effective Date, unless excluded in Section 3.2.

2.5 Appurtenant Rights. All appurtenant rights and privileges, including water rights and shares (if any), ditch rights, easements, access rights, development rights, mineral rights (if owned by Seller), and all after-acquired rights related to the Property, except as excluded herein. Seller shall convey at Closing any such rights owned by Seller.

2.6 Existing Easements, Restrictions, and Reservations. Title to the Property will be subject to recorded easements, covenants, conditions, restrictions, and reservations of record as approved by Buyer under Section 7 and not otherwise objected to or cured.

2.7 Water and Sewer. Water source: . Sewer/Septic: . Well and/or septic permits/records, if any, to be provided under Section 6.4.

2.8 Manufactured/Mobile/Modular. If any portion of the improvements constitutes a manufactured, mobile, or modular home, identify: Make/Model , VIN/Serial , Year , whether real property is affixed: Yes No. If not affixed, parties shall complete any required conversion/affixture documents before Closing.

3. INCLUDED AND EXCLUDED PERSONAL PROPERTY

3.1 Included Personal Property. The following personal property is included in the Purchase Price, free of liens:
(e.g., refrigerator, washer/dryer, storage sheds not affixed).

3.2 Excluded Items. The following are excluded and will be removed by Seller prior to possession:
.

3.3 Leased/Financed Systems. The following items are leased or subject to third-party agreements (e.g., solar, security, propane tanks, water softeners, satellite equipment): . Seller shall provide copies of all such agreements within days after the Effective Date. Buyer's assumption is Required Not Required Optional, on terms acceptable to Buyer.

4. PURCHASE PRICE AND EARNEST MONEY

4.1 Purchase Price. The total purchase price (the "Purchase Price") is $, payable as follows:
(a) Earnest Money (Section 4.2) $
(b) Additional Deposit by due $
(c) New Loan Proceeds (if any) $
(d) Seller Financing (if any) $
(e) Other Credits/Adjustments $ Balance due from Buyer at Closing (subject to prorations/credits) $

4.2 Earnest Money. Within business days after the Effective Date, Buyer shall deposit $ (the "Earnest Money") with the escrow holder/title company: ("Escrow Holder"). Earnest Money shall be held in: Trust/Escrow Account Title Company Escrow, and Non-Interest Bearing Interest Bearing (interest to Buyer Seller).

If Buyer fails to timely deposit Earnest Money, Seller may deliver a Notice to Perform giving Buyer [ ] business days to cure; failure to cure is a default under Section 12.

4.3 Application of Earnest Money. At Closing, Earnest Money shall be applied to the Purchase Price and/or Buyer's Closing costs. If Closing fails to occur due to a permitted termination under this Agreement, Earnest Money shall be disbursed as provided in Section 11.

5. FINANCING TERMS

5.1 Financing Type (select all that apply):

Cash Purchase
Conventional Financing
FHA Financing
VA Financing

USDA Financing
Seller Financing
Other:

5.2 Loan Terms. Loan amount not to exceed $; interest rate not to exceed % fixed/initial; loan program/term ; discount points not to exceed %; acceptable lender(s) . Buyer shall apply for financing within business days after the Effective Date and diligently pursue approval.

5.3 Loan Approval; Financing Contingency. Unless Waived by Buyer, Buyer's obligation to close is contingent on receiving a written loan approval (other than conditions relating to sale/closing of Buyer's property and routine funding/Closing conditions) by . Buyer shall deliver written notice of approval or termination by the deadline. Failure to timely terminate constitutes waiver of the financing contingency, but not the appraisal contingency unless waived under Section 6.2.

5.4 FHA/VA/USDA Requirements. If applicable, the Property must appraise at or above the Purchase Price (or higher required value). Required repairs as a condition of such financing shall be: Seller's obligation up to $ Buyer's obligation Shared: Seller Buyer Not Required. If parties cannot agree or costs exceed the stated cap, either party may terminate and Earnest Money shall be returned to Buyer.

5.5 Seller Financing (if elected). Terms to be set forth in a separate addendum: interest rate %; amortization years; term/maturity ; payments $ frequency ; due-on-sale Yes No; prepayment penalty Yes No; security instrument Deed of Trust Mortgage; other: . This Agreement is contingent on execution of mutually acceptable seller-financing documents by .

6. CONTINGENCIES; INSPECTIONS AND INVESTIGATIONS

6.1 Inspection Contingency. Unless Waived by Buyer, Buyer shall have business days after the Effective Date (the "Inspection Period") to conduct any inspections and investigations of the Property, including but not limited to general home, roof, structural, mechanical, electrical, plumbing, sewer/septic, well water quantity/quality, radon, mold, pest/wood-destroying organisms, environmental, surveys, zoning/use, and any other desired due diligence. Buyer shall, by the end of the Inspection Period, either: (a) approve the Property in writing; (b) propose written repair/credit requests; or (c) terminate this Agreement by written notice, in which case Earnest Money shall be returned to Buyer. If Buyer timely proposes repairs/credits, the parties shall have business days to negotiate; if no agreement is reached, either party may terminate by written notice and Earnest Money shall be returned to Buyer.

6.2 Appraisal Contingency. Unless Waived by Buyer, this Agreement is contingent on the Property appraising at or above $ (if blank, the Purchase Price). Appraisal to be ordered within business days after Effective Date. If the appraised value is less than required, Buyer may: Terminate and receive Earnest Money; Waive contingency; Request price reduction to $; Proceed with differential paid in cash $. If parties do not agree within business days, either may terminate with Earnest Money to Buyer.

6.3 Title Contingency. See Section 7 for title review and objections. Buyer's failure to object by the Title Objection Deadline (Section 16) constitutes approval of all matters shown by title commitment/plat/record except mandatory cure items under Section 7.4.

6.4 Property Information. Within business days after the Effective Date, Seller shall provide available records in Seller's possession concerning: well, septic, water rights, irrigation/delivery assessments, HOA documents, permits, building plans, surveys, warranties (roof, systems, appliances), service contracts, and any notices affecting the Property. Seller makes no representations about third-party accuracy unless expressly stated herein.

6.5 Buyer Access; Repairs. Buyer and Buyer's inspectors shall have reasonable access at reasonable times upon at least hours' notice to Seller. Buyer shall restore the Property to substantially the same condition after any invasive inspections and shall be responsible for damage caused by Buyer or its contractors.

6.6 Wood-Burning Devices; Smoke/CO Detectors. If required for Closing or occupancy, installation/upgrades shall be performed by: Seller Buyer N/A, at cost not to exceed $ by Seller and $ by Buyer.

6.7 Insurance Contingency. Unless Waived by Buyer, this Agreement is contingent upon Buyer obtaining a binder for homeowners insurance at commercially reasonable rates by . Failure to obtain such binder allows Buyer to terminate and receive Earnest Money.

6.8 Sale of Buyer's Property. This Agreement is Not Contingent Contingent on the sale and Closing of Buyer's property located at by . If contingent, Seller may continue to market the Property and accept back-up offers. First Right of Refusal/Release Clause: Included (Addendum) Not Included.

7. TITLE, CONVEYANCE, AND CLOSING DOCUMENTS

7.1 Title Evidence. Within business days after the Effective Date, Seller shall cause the title company ("Title Company") to deliver to Buyer a current preliminary title commitment with legible copies of all exceptions and requirements.

7.2 Buyer's Review; Title Objections. Buyer shall have business days after receipt of the title commitment and exception documents to deliver written objections. Matters not objected to by that deadline shall be deemed "Permitted Exceptions."

7.3 Survey/ALTA. Buyer May May Not obtain a new survey/ALTA. If obtained, Buyer shall deliver survey-related objections within business days after receipt.

7.4 Mandatory Cure Items. Seller shall, at or before Closing, cause the removal/satisfaction of: (a) monetary liens, deeds of trust, judgments, and taxes owed by Seller (excluding non-delinquent future taxes); (b) encumbrances created by Seller after Effective Date without Buyer's consent; and (c) any exception the Title Company conditions for release upon payment at Closing. If Seller cannot timely cure, Buyer may terminate with Earnest Money returned or waive and proceed.

7.5 Deed Type (select one): General Warranty Deed Special Warranty Deed Bargain and Sale Deed Quitclaim Deed

7.6 Conveyance. At Closing, Seller shall convey marketable title to the Property by the selected deed, subject only to Permitted Exceptions. Seller and Buyer shall execute customary affidavits, certificates, and Closing statements reasonably required by the Title Company and any lender.

7.7 FIRPTA/Seller Affidavit. See Section 10.2. Seller shall provide a non-foreign status certification or FIRPTA withholding shall be applied as required.

8. CLOSING; POSSESSION; PRORATIONS

8.1 Closing. "Closing" means the date when the deed and, if applicable, Buyer's deed of trust/mortgage are recorded, and the Title Company is authorized to disburse funds. The Closing date shall be or such earlier/later date as the parties mutually agree in writing.

8.2 Possession Timing (select one): Upon Recording/Funding at Closing calendar days after Closing at a.m./ p.m. local time At a.m./p.m. on . If post-closing occupancy by Seller is selected, the parties shall execute a separate post-closing occupancy agreement. Security deposit/holdback: $ Required Not Required.

8.3 Prorations/Adjustments. Real property taxes, HOA dues/assessments, irrigation/water delivery assessments, rents (if any), and other recurring Property expenses shall be prorated as of the Closing date based on: 30/360 Actual/365. If final tax bills are unknown at Closing, prorations shall be based on the latest available mill levy and assessed value and adjusted post-Closing upon written request within months.

8.4 Utilities and Keys. Seller shall maintain utilities on through Closing and deliver all keys, remotes, codes, and access devices at possession.

8.5 Risk of Loss. Risk of loss remains with Seller until Closing/possession, whichever is earlier for possession delivered at Closing, and until possession for delayed possession. If material damage or condemnation occurs before risk of loss transfers, Buyer may terminate and receive Earnest Money or elect to proceed with insurance/award proceeds and a credit for any deductible or uninsured loss.

9. CLOSING COSTS; TITLE INSURANCE

9.1 Buyer Costs. Unless otherwise agreed, Buyer pays: lender fees; appraisal; credit report; loan-related title policy endorsements; recording fees for Buyer's loan; inspection costs; survey; one-half of Closing/escrow fee; and buyer's owner's title insurance premium Buyer Seller Split / .

9.2 Seller Costs. Unless otherwise agreed, Seller pays: owner's policy of title insurance Buyer Seller Split / (if different than 9.1); deed preparation; recording fee for deed; payoff(s) and reconveyances; HOA transfer/setup fees Buyer Seller Split; one-half of Closing/escrow fee.

9.3 Title Policy. At Closing, the Title Company shall issue an owner's policy of title insurance in the amount of the Purchase Price, insuring Buyer's title subject only to Permitted Exceptions, with requested endorsements: , at the cost allocations stated above.

10. PROPERTY CONDITION; DISCLOSURES; GOVERNMENT NOTICES; FIRPTA

10.1 Property Condition. Unless expressly stated, the Property is sold in its present physical condition as of the Effective Date and as of Closing, ordinary wear and tear excepted, subject to Buyer's rights under Section 6. Seller shall maintain the Property in substantially the same condition until possession and shall remove all personal property not included in the sale and debris prior to possession.

10.2 FIRPTA. Seller shall deliver a certification of non-foreign status (IRS Form W-9 or equivalent). If Seller is a foreign person or fails to provide the certification, Buyer and/or the Title Company shall withhold applicable amounts at Closing as required by law. Allocation of any compliance costs: Buyer Seller Split / .

10.3 Lead-Based Paint. If the improvements were built prior to 1978, the parties shall complete and attach a lead-based paint disclosure addendum and provide the EPA pamphlet. Buyer shall have a 10-day (or other agreed) opportunity to conduct a risk assessment or inspection unless waived in writing.

10.4 Government/Regulatory Notices. Seller shall disclose to Buyer any written notices actually received from governmental or quasi-governmental authorities regarding code violations, assessments, zoning/land use changes, condemnation, floodplain or floodway status, wildfire or defensible space requirements, or hazardous conditions affecting the Property, to the extent within Seller's actual knowledge.

10.5 Mold, Radon, Environmental. Buyer is advised to conduct independent inspections and testing. Seller makes no representation regarding environmental conditions except as expressly disclosed in writing.

10.6 Homeowners Association. See Section 11.

11. ASSESSMENTS; HOMEOWNERS ASSOCIATIONS

11.1 Special Assessments. General improvement district, local improvement district, irrigation district, and other assessments shall be handled as follows (select one):

Paid in full by Seller at Closing Assumed by Buyer after Closing Prorated as of Closing Identify assessments: .

11.2 HOA/COA Information. If the Property is subject to an association, Seller shall, within business days after the Effective Date, provide available governing documents, budgets, financials, reserve studies, rules, assessments, violation notices, and transfer/estoppel statements. Buyer shall have business days after receipt to approve or terminate. Failure to timely terminate is deemed approval.

11.3 Transfer/Move-In Fees. Association transfer, move-in/out, capitalization, working capital, and similar fees shall be paid by: Buyer Seller Split / .

12. DEFAULT; REMEDIES

12.1 Buyer Default. If Buyer fails to complete Closing in breach of this Agreement after expiration or waiver of contingencies, Seller's remedies are (select one):

Liquidated Damages: Seller may retain the Earnest Money as liquidated damages as Seller's sole and exclusive remedy (the parties acknowledge that actual damages would be difficult to ascertain).

Specific Performance and Actual Damages: Seller may seek specific performance and/or actual damages, and Earnest Money shall be applied/credited as determined by a court or arbitrator.

12.2 Seller Default. If Seller fails to convey the Property as required or otherwise materially breaches, Buyer's remedies are (select one):

Return of Earnest Money plus Reimbursement of Buyer's actual out-of-pocket costs not to exceed $.

Specific Performance and Actual Damages: Buyer may seek specific performance and/or actual damages, with Earnest Money applied/credited as determined by a court or arbitrator.

12.3 Attorney Fees. The prevailing party in any action or proceeding arising out of this Agreement, including arbitration, shall be entitled to reasonable attorney fees and costs, including on appeal.

13. DISPUTE RESOLUTION; EARNEST MONEY DISPUTES

13.1 Dispute Resolution Method (select one):

Mediation followed by Litigation if unresolved

Mediation followed by Binding Arbitration if unresolved

Direct Litigation (no mandatory mediation)

Binding Arbitration (no mediation) If mediation is selected, the parties shall mediate in County, Idaho, within days after written demand, with a mediator mutually selected or appointed. Costs shared equally unless otherwise agreed.

13.2 Venue; Governing Law. See Section 23.

13.3 Earnest Money Disputes. If the parties deliver conflicting demands for Earnest Money, the Escrow Holder may: (a) hold the funds until receiving joint written instructions or a final order; (b) commence an interpleader action; or (c) follow applicable escrow instructions. Costs and reasonable attorney fees of interpleader, including Escrow Holder's fees, shall be paid from the Earnest Money and/or as ordered. The parties agree to execute any documents reasonably requested by the Escrow Holder to effectuate disbursement.

14. ASSIGNMENT; 1031 EXCHANGE

14.1 Assignment. Buyer may not assign this Agreement without Seller's prior written consent, which shall not be unreasonably withheld, conditioned, or delayed; provided, however, Buyer may assign to an entity under Buyer's control for estate or tax planning or financing purposes upon written notice to Seller at least days before Closing, without relieving Buyer of liability unless Seller expressly releases Buyer.

14.2 1031 Exchange. Either party may complete an Internal Revenue Code Section 1031 like-kind exchange. The non-exchanging party shall reasonably cooperate at no additional cost, risk, or liability, and without delay to Closing. Any additional costs shall be borne by the exchanging party.

15. NOTICES; DELIVERY; ELECTRONIC SIGNATURES

15.1 Notice Delivery Methods (select all that apply):

Hand Delivery
Overnight Courier
Certified Mail
Email
Electronic Signature Platform
Facsimile

15.2 Notice Addresses. Notices shall be sent to the Parties at the addresses/emails set forth below their signatures, unless a Party updates its information by written notice.

15.3 Effective Date of Notice. Notices are effective upon: hand delivery on receipt; courier on delivery confirmation; certified mail on the earlier of delivery or days after mailing; email/fax on transmission if sent by p.m. local time of recipient on a business day, otherwise next business day.

15.4 Electronic Signatures and Counterparts. Electronic signatures and counterparts are binding. This Agreement may be executed in multiple counterparts, all of which together constitute one instrument.

16. TIME AND DEADLINES

16.1 Time of the Essence. Time is of the essence. All deadlines expire at p.m. local time at the Property on the stated date, unless otherwise agreed.

16.2 Business Days. If a deadline falls on a Saturday, Sunday, or Idaho legal holiday, it shall extend to the next business day.

16.3 Key Deadlines. See Key Dates in Section 26.

17. STATE-SPECIFIC PROVISIONS (IDAHO)

17.1 Water Rights and Irrigation. If any water rights or shares appurtenant to the Property are owned by Seller, they shall transfer with the Property unless excluded in Section 3.2. Any necessary assignments or transfer documents shall be executed at Closing, including delivery system/ditch company approvals if required. Allocation of transfer fees: Buyer Seller Split / .

17.2 Well and Septic. If the Property is served by a private well and/or septic system, Buyer may conduct inspections, flow tests, and water quality tests within the Inspection Period. If required by local health authorities, any repairs, inspections, or certifications shall be performed by:

Seller Buyer Split / .

17.3 Methamphetamine Contamination Disclosure. Seller shall disclose any actual knowledge of methamphetamine production on the Property and, if applicable, provide any remediation or clearance documentation in Seller's possession.

17.4 Property Tax Exemptions and Homeowner's Exemption. Seller shall disclose any current exemptions affecting assessed value. Prorations shall be based on status as of Closing; post-Closing changes shall not affect prorations except as provided in Section 8.3.

17.5 Floodplain/Wildland-Urban Interface. Seller shall disclose actual knowledge of the Property's location within a designated floodplain/floodway or wildland-urban interface areas if known to Seller by written notice received from authorities.

17.6 Source of Potable Water Notice. Buyer acknowledges the importance of confirming the source and adequacy of potable water for the Property. If on a shared well or community system, Seller shall provide any available agreements.

17.7 Agricultural/Right-to-Farm Notice. Buyer is advised that Idaho has right-to-farm protections; customary agricultural practices may occur in proximity to the Property.

17.8 Smoking/Fireplace Restrictions. Buyer acknowledges that local ordinances or HOA rules may restrict solid fuel burning devices or outdoor burning; Buyer shall verify during due diligence.

18. BROKERAGE AND AGENCY

18.1 Brokers. Listing Broker: (license no.). Selling/Buyer's Broker: (license no.).

18.2 Agency Relationships. Seller is represented by: Listing Broker only Limited Dual Agency with Buyer consent Other: . Buyer is represented by: Buyer's Broker only Limited Dual Agency with Seller consent Other: . Any limited dual agency requires the informed written consent of both parties.

18.3 Compensation. Compensation arrangements are set forth in separate agreements between broker(s) and their respective clients and/or MLS or other offers of compensation. Buyer and Seller are not third-party beneficiaries of offers between brokers. If a party has agreed to pay a broker, that party shall do so at Closing.

18.4 No Advice. Brokers are not parties to this Agreement and do not provide tax, legal, or technical advice. Parties are advised to consult appropriate professionals.

19. CASUALTY; CONDEMNATION

If, prior to Closing, a material portion of the Property is damaged, destroyed, or taken by eminent domain, Buyer may terminate with Earnest Money returned or elect to proceed, receiving any insurance or condemnation proceeds payable to Seller (and assignments) plus a credit for any deductible or uninsured portion.

20. ACCESS; HOA/THIRD-PARTY APPROVALS

Seller shall provide keys, codes, HOA gate access permissions, and any required third-party approvals reasonably necessary to complete inspections, appraisal, and Closing.

21. FOREIGN INVESTMENT; OFAC

Each party represents it is not a person or entity with whom transactions are prohibited under applicable sanctions laws. Each party shall provide information reasonably requested by the Title Company or lender for compliance.

22. CONFIDENTIALITY

Except as required to complete the transaction or by law, the parties shall keep the terms of this Agreement confidential prior to Closing. This does not restrict disclosures to lenders, insurers, attorneys, tax advisors, appraisers, inspectors, or as required by subpoena or lawful request.

23. GOVERNING LAW; VENUE

This Agreement is governed by the laws of the State of Idaho. Venue for any action, proceeding, or arbitration shall be in the state or federal courts, or arbitration forum if selected, located in County, Idaho.

24. ENTIRE AGREEMENT; AMENDMENTS; SEVERABILITY; INTERPRETATION

24.1 Entire Agreement. This Agreement, together with any addenda and attachments checked in Section 27, constitutes the entire agreement between the parties and supersedes all prior negotiations and understandings regarding the Property.

24.2 Amendments. Amendments must be in a signed writing by both parties.

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

24.4 Interpretation. Headings are for convenience only. "Including" means "including without limitation." This Agreement shall not be construed against the drafter. Singular includes plural and vice versa.

25. AUTHORITY; REPRESENTATIONS

25.1 Authority. Each signatory represents that he/she/it has full authority to bind the party on whose behalf he/she/it signs. If a party is an entity, Seller/Buyer shall deliver evidence of authority reasonably acceptable to the Title Company.

25.2 Non-Reliance. Buyer acknowledges not relying on any oral statements of Seller, Brokers, or others not expressly set forth in this Agreement or disclosures provided, and has been advised to conduct independent inspections and investigations.

26. KEY DATES; DEADLINES

Effective Date:

Earnest Money Deposit Due:

Inspection Period Ends:

Title Commitment Delivery Deadline:

Title Objection Deadline:

Appraisal Ordered By:

Loan Approval/Financing Contingency Deadline:

Insurance Contingency Deadline:

HOA Document Delivery Deadline:

HOA Approval/Termination Deadline:

Closing Date:

Possession Date/Time: at a.m./ p.m.

27. ADDENDA AND DISCLOSURES ATTACHED (CHECK ALL THAT APPLY)

Legal Description Addendum
Lead-Based Paint Disclosure (pre-1978)
Seller Property Condition Disclosure
Well/Water Rights/Shared Well Agreement Addendum
Septic/On-Site Wastewater Addendum
HOA/COA Documents and Addendum
Financing Addendum (Conventional/FHA/VA/USDA)
Seller Financing Addendum/Note and Deed of Trust
Appraisal Contingency Addendum
Inspection Resolution Addendum
Post-Closing Occupancy/Rent-Back Agreement
1031 Exchange Addendum
Assessment Allocation Addendum
Wire Fraud Warning Disclosure
Additional Terms Addendum
Other:

28. ADDITIONAL TERMS

29. OFFER; ACCEPTANCE; EXPIRATION

29.1 Offer. This offer shall remain open for acceptance until a.m./ p.m. local time on . If not accepted by that deadline, it shall be deemed withdrawn.

29.2 Acceptance. Acceptance occurs upon Seller's signature and delivery of the fully executed Agreement to Buyer (or Buyer's Broker) by a Notice method selected in Section 15. Counteroffers must be in writing.

29.3 Backup Offers.

Buyer consents to Seller considering backup offers prior to waiver/expiration of Buyer's contingencies

Buyer does not consent.

30. SIGNATURES; CONTACT INFORMATION

SELLER SIGNATURE 1

SELLER:	MAILING ADDRESS:
(Seller)	
Date:	

Email:

Phone:

Entity Name (if any):

Title/Capacity:

SELLER SIGNATURE 2

SELLER:	MAILING ADDRESS:
(Seller)	
Date:	

Email:

Phone:

Entity Name (if any):

Title/Capacity:

BUYER SIGNATURE 1

BUYER:	MAILING ADDRESS:
(Buyer)	
Date:	

Email:

Phone:

Entity Name (if any):

Title/Capacity:

BUYER SIGNATURE 2

BUYER:	MAILING ADDRESS:
(Buyer)	
Date:	

Email:

Phone:

Entity Name (if any):

Title/Capacity:

Broker Acknowledgments (non-party):

Listing Broker/License No.: ____________ / ____________

Firm:

Signature: Date:

Buyer's Broker/License No.: /

Firm:

Signature: Date:

Escrow Holder/Title Company Receipt of Earnest Money (to be completed by Escrow Holder):

Escrow Holder:

Received Earnest Money: $ on

Received By (print/sign):

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.