

PURCHASE AGREEMENT

BUYER: Goodview Homes

SELLER(s):

Property Address:

County:

Parcel ID/PIN:

Buyer and Seller agree to the following conditions:

1. Purchase Price: \$ Earnest Money: \$
2. Closing shall be on 00/00/0000. Seller grants any extensions that are needed for clearing title or to complete closing documentation. title to the property above to be conveyed by Seller, or owner of record. The title is to be free, clear, unencumbered, and free of any county, city, or federal liens. All liens against the property will be paid at closing by Seller.
3. Property is sold in "AS-IS" condition with no warranty made by the Seller. Seller will make Buyer aware of any known facts that affect the value of the property.
4. Seller will make the property accessible for Buyer inspections and to show associates and others prior to closing.
5. If Buyer breaches this contract, any earnest money deposit will be forfeited to the Seller as total liquidated damages and Buyer will be released from any further obligation under this contract.
6. If clear title cannot be provided by the Seller, this contract shall be terminated with any and all earnest money to be released to Buyer; otherwise, Seller agrees to sell under this contract.
7. This agreement is subject to final inspection and approval of the property by the Buyer 5 business days after the date the agreement is fully signed and received by Buyer and its attorney.
8. The agreement is subject to final approval by the Buyer's attorney within 5 business days after the date it is fully signed and received by the Buyer and its attorney.
9. Real Estate property taxes will be prorated at 105% through the closing date based on the latest full assessed valuation without any senior freeze or exemptions being applied. Any HOA dues/fees, delinquent taxes, penalties, liens, or interest the property to be paid by the Seller at the time of closing.
10. Closing will take place at _____ Insurance Company, and the Buyer's attorney will order title.
11. Buyer will pay for title insurance (_____), escrow/closing fee, CPL fees, state, county, city transfer taxes, and for the survey.
12. Seller to order and complete city transfer inspections or certificate of compliance (if applicable) and pay any cost associated. The Seller's attorney will be responsible for the preparation of the Seller's closing documents (Affidavit of Title, Bill of Sale, Warranty Deed & My Dec).
13. Seller to provide all HOA documents (if applicable) and contract is contingent upon Buyer's approval.
14. Upon execution by both Buyer and Seller, this contract represents the entire agreement between Buyer and Seller and amendments to this contract shall be in writing and signed by both Buyer and Seller.
15. Buyer agrees to purchase the property to rent, lease, or sell for profit. Buyer will not be occupying the property as it's residence. Seller fully understands that the Buyer, nor any of its representatives, are earning any commission or fee from the Seller and should not expect representation. The Seller should consult an attorney for any legal questions about this contract
16. This is a **CASH** offer and is not contingent on financing.
17. Buyer's attorney is the _____. Buyer's attorney contact information is as follows:
18. Additional Terms: _____

Seller 1	Date	Seller 2	Date
Buyer	Date		

Disclosure:

The provided contract is not an offer to purchase your property and is presented for illustrative purposes only, representing a typical agreement utilized by Goodview Homes. All terms within the contract are negotiable. We strongly recommend that you seek independent legal advice and have the contract thoroughly reviewed by a licensed attorney prior to entering into any contractual relationship. This will ensure your interests are adequately protected, and you fully understand the obligations and rights contained within the agreement.