

REAL ESTATE OFFER AND ACCEPTANCE CONTRACT

Dated _____

OFFER

The undersigned buyer(s), _____ hereby makes an offer to purchase from seller(s), _____ the Real Property situated in the County of _____ State of _____ including all improvements thereon, and legally described as follows: _____

_____ together with the personal property described below in Paragraph 13, if any.

COVENANTS

FIRST: The buyer(s) herewith makes an earnest money deposit with the seller(s) in the amount of _____ DOLLARS (\$ _____), properly evidenced by (check applicable block) ☐ cash, ☐ a money order, ☐ a personal check, ☐ a cashier's check), to be applied toward the full purchase price of _____ DOLLARS (\$ _____), which, including the earnest money deposit, shall be paid as follows:

\$ _____ by the above earnest money deposit;

\$ _____ at the close of escrow;

\$ _____

\$ _____

SECOND: That the buyer(s) will take title to the above described property as _____

THIRD: It is hereby agreed that in the event said purchaser(s) fails to pay the balance of said purchase price, or otherwise fails to complete said purchase as herein provided, the seller(s) may either demand specific performance of this contract in the manner provided by law, or cancel this contract in the manner provided by law and retain the amount paid herein as liquidated and agreed damages.

FOURTH: Title to the premises shall be conveyed by Deed, subject to the conditions of this contract, and seller(s) shall furnish buyer(s), at buyer's(s') expense, a Standard Owner's Title Insurance Policy showing good and marketable title.

FIFTH: The purchaser(s) and seller(s) agree that if the title to the above property be defective, seller(s) or his (her)(their) agent, will be given 60 days from the date of this

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