

# Sample Contract

This SALES CONTRACT ("Contract") is made on \_\_\_\_\_, ("Contract Date") between \_\_\_\_\_ ("Purchaser") and \_\_\_\_\_ ("Seller") who, among other things, hereby confirm and acknowledge by their initials and signatures herein that by prior disclosure in this real estate transaction \_\_\_\_\_ ("Listing Company") represents Seller, and \_\_\_\_\_ ("Selling Company") represents

**Purchaser** or  **Seller**. The Listing Company and Selling Company are collectively referred to as ("Broker"). (If the brokerage firm is acting as a dual representative for both Seller and Purchaser, then the appropriate disclosure form is attached to and made a part of this Contract.) In consideration of the mutual promises and covenants set forth below, and other good and valuable consideration the receipt and sufficiency of which is acknowledged, the parties agree as follows:

**1. REAL PROPERTY** Purchaser will buy and Seller will sell for the sales price ("Sales Price"), Seller's entire interest in the real property (with all improvements, rights and appurtenances) described as follows ("Property"):

TAX Map/ID # \_\_\_\_\_ Legal Description: Lot(s) \_\_\_\_\_  
 Block/Square \_\_\_\_\_ Section \_\_\_\_\_ Subdivision or Condominium \_\_\_\_\_  
 Parking Space(s) # \_\_\_\_\_ County/Municipality \_\_\_\_\_  
 Deed Book/Liber # \_\_\_\_\_ Page/Folio # \_\_\_\_\_  
 Street Address \_\_\_\_\_  
 Unit # \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**9. PERSONAL PROPERTY AND FIXTURES** The Property includes the following existing personal property and fixtures: built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic and exhaust fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, window treatment hardware, smoke and heat detectors, TV antennas, exterior trees and shrubs. Unless otherwise agreed to in writing, all surface or wall mounted electronic components/devices **DO NOT** convey. If more than one of an item convey, the number of items is noted.

The items marked YES below are currently installed or offered.

| Yes                      | No                       | #   | Items                 | Yes                      | No                       | #   | Items                   | Yes                      | No                       | #   | Items                  |
|--------------------------|--------------------------|-----|-----------------------|--------------------------|--------------------------|-----|-------------------------|--------------------------|--------------------------|-----|------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | ___ | Alarm System          | <input type="checkbox"/> | <input type="checkbox"/> | ___ | Freezer                 | <input type="checkbox"/> | <input type="checkbox"/> | ___ | Satellite Dish         |
| <input type="checkbox"/> | <input type="checkbox"/> | ___ | Built-in Microwave    | <input type="checkbox"/> | <input type="checkbox"/> | ___ | Furnace Humidifier      | <input type="checkbox"/> | <input type="checkbox"/> | ___ | Storage Shed           |
| <input type="checkbox"/> | <input type="checkbox"/> | ___ | Ceiling Fan           | <input type="checkbox"/> | <input type="checkbox"/> | ___ | Garage Opener           | <input type="checkbox"/> | <input type="checkbox"/> | ___ | Stove or Range         |
| <input type="checkbox"/> | <input type="checkbox"/> | ___ | Central Vacuum        | <input type="checkbox"/> | <input type="checkbox"/> | ___ | w/remote                | <input type="checkbox"/> | <input type="checkbox"/> | ___ | Trash Compactor        |
| <input type="checkbox"/> | <input type="checkbox"/> | ___ | Clothes Dryer         | <input type="checkbox"/> | <input type="checkbox"/> | ___ | Gas Log                 | <input type="checkbox"/> | <input type="checkbox"/> | ___ | Wall Oven              |
| <input type="checkbox"/> | <input type="checkbox"/> | ___ | Clothes Washer        | <input type="checkbox"/> | <input type="checkbox"/> | ___ | Hot Tub, Equip, & Cover | <input type="checkbox"/> | <input type="checkbox"/> | ___ | Water Treatment System |
| <input type="checkbox"/> | <input type="checkbox"/> | ___ | Cooktop               | <input type="checkbox"/> | <input type="checkbox"/> | ___ | Intercom                | <input type="checkbox"/> | <input type="checkbox"/> | ___ | Window A/C Unit        |
| <input type="checkbox"/> | <input type="checkbox"/> | ___ | Dishwasher            | <input type="checkbox"/> | <input type="checkbox"/> | ___ | Playground Equipment    | <input type="checkbox"/> | <input type="checkbox"/> | ___ | Window Fan             |
| <input type="checkbox"/> | <input type="checkbox"/> | ___ | Disposer              | <input type="checkbox"/> | <input type="checkbox"/> | ___ | Pool, Equip. & Cover    | <input type="checkbox"/> | <input type="checkbox"/> | ___ | Window Treatments      |
| <input type="checkbox"/> | <input type="checkbox"/> | ___ | Electronic Air Filter | <input type="checkbox"/> | <input type="checkbox"/> | ___ | Refrigerator            | <input type="checkbox"/> | <input type="checkbox"/> | ___ | Wood Stove             |
| <input type="checkbox"/> | <input type="checkbox"/> | ___ | Fireplace Screen/Door | <input type="checkbox"/> | <input type="checkbox"/> | ___ | w/ ice maker            |                          |                          |     |                        |

**OTHER** \_\_\_\_\_

**8. UTILITIES - WATER, SEWAGE, HEATING AND CENTRAL AIR CONDITIONING** (Check all that apply)

Water Supply:  Public  Private Well  Community Well  
 Sewage Disposal:  Public  Septic for # BR \_\_\_\_\_  Community Septic  Alternative Septic for # BR: \_\_\_\_\_  
 Hot Water:  Oil  Gas  Elec.  Other \_\_\_\_\_  
 Air Conditioning:  Oil  Gas  Elec.  Heat Pump  Other \_\_\_\_\_  Zones \_\_\_\_\_  
 Heating:  Oil  Gas  Elec.  Heat Pump  Other \_\_\_\_\_  Zones \_\_\_\_\_