

CONTRACT FOR SALE AND PURCHASE OF REAL PROPERTY

PART A

1. GENERAL

This Contract consists of **Part A, Part B** as recorded in the Tompkins County Clerk's Office as Instrument Number 2017-05133, and any Addenda signed by the Seller and the Buyer. **This Contract for Sale and Purchase of Real Property (hereinafter the "Contract") becomes a binding legal instrument when signed and a legally binding contract when executed by both parties. The Seller and the Buyer should each consult an attorney before signing this document or arrange for attorney approval within the time frame set forth herein.** The form of this Contract has been approved by the Ithaca Board of Realtors, Inc. and the Tompkins County Bar Association, Inc.

2. PARTIES

SELLER Name(s) :

Address(es):

Phone(s):

Email(s):

BUYER Name(s) :

Address(es):

Phone(s):

Email(s):

Agents and Attorneys

Listing Agent/License No.

Brokerage/License No.

Ph: _____ Fax: _____

Email: _____

Seller Attorney /Office

Ph: _____ Fax: _____

Email: _____

Selling Agent/License No.

Brokerage/License No.

Ph: _____ Fax: _____

Email: _____

Buyer Attorney/Office

Ph: _____ Fax: _____

Email: _____

Seller Initials

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Buyer Initials

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3. PREMISES

Address/Location: _____	
Village/Town/City: _____	County: _____ State: _____
Approx. acreage: _____ acres	-OR- Approx dimensions: _____ x _____ feet
Deed Reference: Book: _____ Page: _____ or Instrument No. _____	
☐ Premises are All of Deed Referenced	☐ Premises are Part of Deed Referenced
Tax Parcel Number (for informational purposes only): _____	
☐ Premises are All of Tax Parcel Referenced	☐ Premises are Part of Tax Parcel Referenced
Appliances and Miscellaneous Property included:	

4. PRICE

Purchase Price:	and 00/100 Dollars	\$	.00
Deposit:	and 00/100 Dollars	\$	.00
Additional Deposit:	and 00/100 Dollars	\$	.00
Date or Event for Additional Deposit:			
Seller Concession (Gross Up):	and 00/100 Dollars	\$	.00
Escrow Agent:			
Escrow Agent's Financial Institution:			

5. CONTINGENCIES

(This contract is subject to contingencies marked below pursuant to Part B, Section 5.)

☐ Attorney Approval Three business day approval pursuant to Part B, Section 5.1
☐ Leases: Five business days for Seller to provide leases affecting the premises pursuant to Part B, Section 5.2
☐ Home Inspection Number of business days from acceptance: _____ (OR) by date: _____
☐ Radon Number of business days from acceptance: _____ (OR) by date: _____
☐ Primary Financing Number of business days from acceptance for commitment per Part B: _____ (OR) by date: _____ Amount: _____ Loan type: _____
☐ Secondary Financing Number of business days from acceptance for commitment per Part B: _____ (OR) by date: _____ Amount: _____ Loan type: _____

Seller Initials

Buyer Initials

6. OTHER TERMS

(Set forth in the box below any modifications to Part B and/or additional terms governing this transaction)

Section 13.1.2 of Part B is deleted and replaced with the following:

Unless otherwise described in PART A, Section 6, and in no event later than Closing.

The Seller agrees to pay the brokerage commission as set forth in the listing agreement or other agreement and the Buyer agrees to pay brokers' commission as set forth in the buyer's broker agreement, if applicable. Commissions shall be paid in cash, bank or certified check, or attorney escrow account check. At closing, the broker holding the deposit may apply the deposit to the amount due the broker. The broker holding the deposit will refund any overpayment of the deposit at closing.

There ☐ IS ☐ IS NOT an addendum attached to this Purchase Offer.

7. DISCLOSURES

(Mark all disclosures received by Buyer at the time of offer)

- | | | |
|---|---|--|
| ☐ Agency | ☐ Green On-Bill Recovery | ☐ Smoke/CO Detector |
| ☐ Agricultural District | ☐ Home Equity Theft Protection | ☐ Uncapped Gas Well |
| ☐ Electric Availability | ☐ Lead Paint | ☐ Utility Surcharge |
| ☐ Gas, Oil, Mineral, Timber Rights | ☐ Property Condition | ☐ Other: _____ |

CLOSING DATE

Target or Approximate Date:

Seller Initials

Buyer Initials

CONTRACT FOR SALE AND PURCHASE OF REAL PROPERTY

BUYER: I hereby submit this purchase offer for the Premises, consisting of PART A (4 pages), and PART B as recorded in the Tompkins County Clerk's Office as Instrument Number 2017-05133 (16 pages), and any Addenda if indicated on Part A and fully executed by the Buyer.

BY INITIALING, I ACKNOWLEDGE RECEIPT OF A COPY OF PART B AND UNDERSTAND PART B IS AN INTEGRAL PART OF THIS LEGAL INSTRUMENT AND I AM BOUND BY ITS TERMS. Any proposed modifications to Part B have been made in Part A or in any Addenda.

THIS OFFER SHALL TERMINATE IF NOT EXECUTED BY BOTH PARTIES ON OR BEFORE: _____.

I understand that this legal instrument binds the Buyer when signed and delivered to the Seller, and binds the Seller when accepted and delivered to the Buyer.

Buyer _____ Date _____

Date

Buyer
Date

Date

Buyer _____ Date _____

Date

Buyer	Date
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Date

SELLER: I have received and reviewed PART A (4 pages), PART B as recorded in the Tompkins County Clerk's Office as Instrument Number 2017-05133 (16 pages), and any Addenda if indicated on Part A and fully executed by the Buyer.

BY INITIALING, I ACKNOWLEDGE RECEIPT OF A COPY OF PART B AND UNDERSTAND PART B IS AN INTEGRAL PART OF THIS LEGAL INSTRUMENT AND I AM BOUND BY ITS TERMS. Any proposed modifications to Part B have been made in Part A or in any Addenda.



I hereby accept the offer as submitted by the Buyer and understand this is now a binding contract.



I hereby accept the offer subject to the modifications and/or revisions set forth in Part A. I understand this is a binding legal instrument when signed by me but does not create a binding contract with the Buyer unless and until the Buyer accepts these modifications/revisions.

Seller	Date
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Date _____

Seller	Date
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Date _____

Seller	Date
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Date _____

Seller	Date
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Date _____