

Date: _____

PURCHASE AGREEMENT

THIS AGREEMENT IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

I (We) _____ hereby submit an offer for land and buildings known as:

Owned by: _____

I. PURCHASE PRICE Payable as follows:

- A. By initial Deposit paid upon execution of this agreement and is to be held in escrow by _____ \$ _____
 Buyers Attorney or Higgins Group Real Estate
- B. By Additional Deposit to be paid upon signing contract or on or before _____ \$ _____
- C. By Additional Deposit to be paid at closing or on or before _____ \$ _____
- D. Balance of Purchase Price to be paid at closing by the buyer obtaining a new mortgage for the amount shown. This sale is is not contingent upon buyer's ability to obtain financing. Mortgage type: _____ Years: _____ Rate: _____

Total Purchase Price \$ _____
(Sum of A + B + C + D)

II. IMPORTANT DATES:

- E. All inspections/tests & reports to be completed on or before: _____ or _____ business days from accepted offer.
- F. Superseding Contract of Sale to be signed on or before: _____ or _____ business days from accepted offer.
- G. Written mortgage commitment on or before: _____ or _____ business days from accepted offer.
- H. Closing of Sale to be on or before: _____ to be held at _____.

III. INSPECTIONS/TESTS:

- I. Subject to satisfactory reports of the following inspections/test at the Buyer's expense:

	YES	WAIVED	(Initial)		YES	WAIVED	(Initial)
BUILDING				POOL			
TERMITE/ OTHER INSECTS				TENNIS COURT			
SEPTIC				OIL TANK			
WATER				LEAD			
WELL/ORGANIC CHEMICALS				ASBESTOS			
RADON - AIR/WATER							

IV. ADDITIONAL TERMS & CONTINGENCIES:

- J. This sale is or is not subject to buyer's attorney review within 3 business days of accepted offer.
- K. Items to be INCLUDED as per MLS # _____ : _____

- L. Items to be EXCLUDED: _____

- M. Other: _____

Buyer(s) Initial(s) _____ Seller(s) Initial(s) _____

