



SALE AND PURCHASE AGREEMENT



Jambostar
www.jambostar.com
Phone: 612 735 7788 or Phone: 722 85 3889

Property#: JS _____

1. Agreement

Agreement dated this _____ day of _____ by and between

hereinafter "Seller" whose address is

And

hereinafter "Buyer" (and/or assigns or nominees) whose address is

2. The Property

The parties hereby agree that Seller will sell and Buyer will buy the following property, located in and situated at;

City: _____ **county/location:** _____

District of _____, Country _____,

to wit:



known by street and address as _____

The sale shall also include (describe i.e personal property, fixtures etc) _____

Unless specifically excluded, all other items will be included, whether or not affixed to the property or structures. Seller expressly warrants that property, improvements, building or structures, the appliances, roof, plumbing, heating and/or ventilation systems are in good and working order. This clause shall survive closing of title or other agreed upon government recognized and legal documentation.

3. Purchase Details

The total purchase price to be paid by buyer will be: _____ payable as follows:

Non-refundable earnest money deposit: _____

Deposit including earnest money: _____

Balance due at closing: _____

Owner financing from seller _____

Payment Off schedule:

_____	_____
_____	_____
_____	_____
_____	_____

Sale price is subject to appraisal by buyer and/or agent of buyer's choice.

4. Earnest Money

Upon default of this agreement, seller shall retain earnest money as his sole remedy without further recourse between the parties.



5. New Loan or Ability to Purchase

The agreement is contingent upon buyer's ability to show a bank account balance in savings or a new loan in the amount of _____.

6. Seller Financing.

Buyer shall execute a promissory note in the amount of (total balance) _____. In case of default, recourse shall be against the property and there shall be no personal recourse against the borrower. As security for performance of the promissory note, buyer shall provide the seller a mortgage, deed of trust or other customary security agreement which shall be subordinate to a new first mortgage not to exceed (Value of property) _____.

7. Closing

Closing will be held on or about _____, 20_____, at a time and place designed by buyer. Seller agrees to convey title or in case of delay arising from governmental authority, proof of ownership/transfer by and to buyer.

8. Possession

Seller shall surrender possession to the property in broom clean condition, and free of all personal items and debris on or before _____, 20_____. (Possession date). In the event possession is not delivered at closing, buyer shall withhold proceeds from the sale in the amount of _____ as security. Seller shall be liable for damages in the amount of _____. This paragraph shall survive the closing of title.

9. Execution In Counterparts

This agreement may be executed in counterparts and by facsimile signatures. This agreement shall become effective as of the date of the last signature.

10. Inspection



This agreement is subject to the final inspection and approval of the property by the buyer in writing on or before _____, 20_____.

11. Access

Buyer shall be entitled a key (if applicable) and be entitled to access to show partners, lenders, inspectors and/or contractors and/or contractors prior to closing. Buyer may place an appropriate sign on the property prior to closing for prospective tenants and/or assigns.

_____	_____
<i>Seller/Representative</i>	<i>Date</i>
_____	_____
<i>Signature</i>	<i>Date</i>
_____	_____
<i>Buyer/Representative</i>	<i>Date</i>
_____	_____
<i>Signature</i>	<i>Date</i>