



PROPERTY SALE AGREEMENT

This **Property Sale Agreement** ("**Agreement**" hereinafter) has been executed on _____, by and between the following parties;

SELLER

BUYER

PURPOSE - The purpose of this Property Sale Agreement is to arrange the right and obligations of the Seller and the Buyer, regarding the sale of the property described below and to make sure that both parties are aware of their roles and responsibilities.

PROPERTY INFORMATION

The Property ("**Property**") subject to this Agreement is described below;

Legal Title:

Description:

Location:

SALE and PAYMENT DETAILS - The Seller hereby agrees to sell, and the Buyer hereby agrees to purchase, the Property described herein, together with all integral parts and accessories, subject to the terms and conditions set forth in this Agreement.

The Buyer agrees and undertakes to pay _____ as sales price and the _____ shall be paid as deposit on the date of closing of this Agreement. The deposit is deducted from the total sales price. Balance due shall be paid on _____. If the deposit or payment of the balance due is not made, the Buyer is deemed to have reneged on the Agreement and all acts performed up to that point are refunded.



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PROPERTY CONDITION - The Seller is selling the property AS IS. No warranties will be given to the Buyer which is why an ample time is provided to the Buyer to inspect the property or even hire an inspector to check the property before buying it.

TERMINATION - This Agreement can be terminated with or without a cause until the day the Property is delivered to the Buyer and the sales price is paid to the Seller. In case the Agreement is terminated by the Seller, the deposit paid is immediately returned to the Buyer. In cases where the Agreement is terminated by the Buyer, the deposit is not refundable.

POSSESSION AFTER CLOSING - The right to occupancy and possession of the property shall be transferred to the Buyer at Closing. The Seller needs to make sure that there are no tenants or occupants in the property at Closing.

CONFIDENTIALITY - The parties agree that all information, documentation, and communications exchanged between the Seller and the Buyer in connection with this Agreement and the sale of the property information shall be kept strictly confidential. Neither party shall disclose any Confidential Information to any third party without the prior written consent of the other party, except as required by law, regulation, court order, or as necessary to complete the transaction contemplated by this Agreement, including disclosures to legal, financial, or other advisors.

Each party agrees to take reasonable measures to protect the confidentiality of the Confidential Information and to use such information solely for the purposes of facilitating the transaction contemplated herein. This obligation of confidentiality shall survive the termination or completion of this Agreement.

LEAD-BASED PAINT DISCLOSURE - The Buyer acknowledges the responsibility to determine whether the property was constructed before 1978 in consideration of the law requiring disclosure with regard to Lead-Based Paint.



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SEVERABILITY - Any provision found in this Agreement shall be held illegal, invalid, or unenforceable by any competent court, the same shall apply only to the provision and the rest of the remaining provisions hereto shall remain valid.

WAIVER - The parties involved in this Agreement have the ability to waive any provision, rights, or obligations, under this Agreement. If there should be any provision, rights, or obligations that need to be waived, a written waiver will be required.

AMENDMENT - No modification or change of this Agreement shall be considered valid unless made in writing and agreed upon by the involved parties.

ENTIRE AGREEMENT - This Agreement represent the whole agreement between the parties involved. Any agreements made such as prior understandings, either oral or written, which are not incorporated into the conditions herein will be invalid.

GOVERNING LAW - This Property Sale Agreement shall be governed by and construed in accordance with the applicable laws of the State of _____.

SIGNATURE - By signing below, the parties agreed to the terms and conditions, payments, and all the content of this Agreement.

SELLER

Name

Date

Signature

Buyer

Name

Date

Signature

Notary Acknowledgement

(If Required by Applicable Law)

State of _____

County of _____

On this _____ day of _____, _____, before me, the undersigned Notary Public, personally appeared _____ and _____, who are personally known to me or have produced satisfactory evidence of identification, and who acknowledged that they executed the foregoing Property Sale Agreement for the purposes therein contained.

Witness my hand and official seal.

NOTARY PUBLIC

Name

State of

My Commission Expires

Signature / Stamp



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