# For Sale by Owner Contract

**Purpose:** This contract is used when a property owner wishes to sell their property without the assistance of a real estate agent. It sets the terms and conditions agreed upon by the Seller and the Buyer.

## 1. Parties

This Real Estate Purchase Agreement ("Agreement") is entered into on **{date}**, by and between the following parties:

* **Seller:** {sellerName}, residing at {sellerAddress}
* **Buyer:** {buyerName}, residing at {buyerAddress}

## 2. Property Description

The Seller agrees to sell, and the Buyer agrees to purchase, the property located at:

**Property Address:** {propertyAddress}

**Legal Description:** {legalDescription}

## 3. Purchase Price and Payment Terms

|  |  |
| --- | --- |
| **Description** | **Amount** |
| {#paymentDetails}{paymentDescription} | ${paymentAmount}{/paymentDetails} |

**Total Purchase Price:** ${totalPurchasePrice}

## 4. Earnest Money

The Buyer shall deliver earnest money in the amount of **${earnestMoney}** to **{earnestMoneyHolder}** within **{earnestMoneyDays}** days of executing this Agreement.

## 5. Closing and Possession

**Closing Date:** {closingDate}

Possession of the property shall be delivered to the Buyer on **{possessionDate}**, unless otherwise agreed in writing.

## 6. Contingencies

{#hasFinancing}This Agreement is contingent upon the Buyer obtaining financing under the following terms:

* **Loan Type:** {loanType}
* **Loan Amount:** ${loanAmount}
* **Interest Rate Not to Exceed:** {interestRate}%

{/hasFinancing}

{^hasFinancing}This Agreement is not contingent on Buyer obtaining financing.{/hasFinancing}

{#hasInspection}This Agreement is contingent upon a satisfactory home inspection conducted by **{inspectionDeadline}**.{/hasInspection}

{^hasInspection}The Buyer waives the right to an inspection.{/hasInspection}

## 7. Disclosures

Seller acknowledges that they have provided the Buyer with all required state and federal disclosures, including the following:

{#disclosures}

* {disclosureItem}

{/disclosures}

## 8. Additional Terms

{additionalTerms}

## 9. Entire Agreement

This document contains the entire agreement between the parties. Any modifications must be made in writing and signed by both parties.

## 10. Signatures

|  |  |  |  |
| --- | --- | --- | --- |
| **Party** | **Name** | **Signature** | **Date** |
| {#signatures}{role} | {name} | {signature} | {date}{/signatures} |