REAL ESTATE PURCHASE AND SALE AGREEMENT

[YOUR COMPANY NAME] | [YOUR WEBSITE]

This Agreement is made and entered into on this ______ day of ____________, 20____, by and between:

SELLER(S): ____

BUYER: **[BUYER NAME OR ENTITY]** and/or assigns.

1. PROPERTY DESCRIPTION

Seller agrees to sell, and Buyer agrees to buy, the real property located at:

Address: ____

City/State/Zip: ____

Together with all fixtures, landscaping, improvements, and appurtenances (the "Property").

2. PURCHASE PRICE AND TERMS

The total purchase price to be paid by Buyer to Seller is **$**____________.

Earnest Money Deposit (EMD): Buyer shall deposit **$**____________ with a mutually agreed upon title company, closing attorney, or escrow agent within ____ business days of the execution of this Agreement. EMD shall be credited to the Purchase Price at closing.

INVESTMENT PURPOSES AND RIGHT TO ASSIGN: Seller acknowledges that Buyer is purchasing the Property for investment purposes and acts as a principal in this transaction. Buyer reserves the unrestricted right to assign, transfer, or sell their equitable interest in this Agreement to a third party prior to closing without penalty. Seller grants Buyer and Buyer's assigns the right to market the Property, list it for sale or lease, and permit prospective purchasers or partners access during reasonable hours.

3. INSPECTION AND PARTNER APPROVAL CONTINGENCY

Buyer's obligation to close is strictly contingent upon Buyer's (or Buyer's financial partners' and contractors') inspection and approval of the Property. Buyer shall have **7 to 30** days from the effective date to conduct inspections. If Buyer, in their sole and absolute discretion, determines the Property or terms are unacceptable, Buyer may terminate this Agreement by providing written notice to Seller prior to the expiration of the inspection period, at which time the EMD shall be immediately refunded to Buyer in full.

4. MARKETING, ACCESS, AND LOCKBOX RIGHT

Seller agrees to allow Buyer to place a lockbox on the Property for the duration of this Agreement. Seller grants Buyer explicit permission to market the Property across all mediums (including internet, direct mail, and signage), take photographs/video, and bring prospective buyers, contractors, or partners through the Property given reasonable 24-hour notice.

5. CLOSING AND CLEAR TITLE

Closing shall take place on or before ______________, 20____, at a closing agent (title company or attorney) selected by Buyer. Seller agrees to convey marketable, free, and clear title by General Warranty Deed (or state equivalent). Seller warrants there are no unrecorded liens, judgments, or encumbrances. If title is defective, Seller shall have 30 days to cure the defect at Seller's expense, or Buyer may terminate this agreement and receive a full refund of the EMD.

6. ENTIRE AGREEMENT

This document constitutes the entire agreement between the parties. No prior verbal or written agreements shall be binding unless explicitly included herein. This Agreement shall be governed by the laws of the State in which the Property is located.

SELLER	**BUYER**
______________________________	______________________________
Signature	**[BUYER NAME OR AUTHORIZED AGENT]**
______________________________	______________________________
Printed Name & Date	Date