

PURCHASE AGREEMENT

Date: _____

AGREEMENT BETWEEN _____

Residing at _____ who hereby agrees to SELL

And _____

Residing at _____ who hereby agrees to BUY

The property known and described _____

Including the following extra items _____

Excluding the following items _____

Terms and conditions of the sale are as follows:

Price \$ _____

Payable \$ _____ Cash as a binder herewith, receipt of which is hereby acknowledged.

To be held in escrow by _____

Payable \$ _____ Cash on signing superseding contract (see below).

Payable \$ _____ Cash on taking title to the premises on _____
(closing date)

Payable \$ _____ By the buyer obtaining a new mortgage for the amount shown.

This sale is _____ is not _____ contingent

Upon the buyer's ability to obtain financing by _____
(Date)

at the prevailing rate _____ in the approximate amount shown
(# of years)

Contingencies: _____

_____ Date: _____

Purchaser acknowledges that Seller has (has not) furnished Purchaser with the Property Condition Disclosure Form required by Connecticut Public Act 95-311 prior to Purchaser's execution of this Agreement. If such Disclosure has not been furnished, Seller shall give and Purchaser shall receive a credit of \$500 against the purchase price at closing.

Premises will be conveyed by a Warranty Deed, free from all encumbrances except as stated herein; but if it appears there are additional encumbrances when the superseding contract is prepared, which are not insurable with title insurance, the buyer may cancel this agreement and recover his/her down payment unless he/she is willing to take title subject to them.

Contract of sale to be signed on or before _____, _____ 20____
This agreement to remain in force and effect and constitute a valid contract between parties hereto unless, or until, superseded by further contract between parties, incorporating detailed description of the property for adjustment of taxes, rent, interest, insurance, premiums, etc.

The SELLER and the BUYER further agree that the above stipulations are to apply to and bind the heirs, executors, administrators and assigns of the respective parties.

ACCEPTED SELLER

Signed _____ Date _____

Name _____ Date _____

Signed _____ Date _____

Name _____ Date _____

Witness _____ Date _____

ACCEPTED PURCHASER

Signed _____ Date _____

Name _____ Date _____

Signed _____ Date _____

Name _____ Date _____

Witness _____ Date _____

LISTING

Agent _____ Date _____

Agency _____ Date _____

Attorney Name _____ Date _____

SELLING

Agent _____ Date _____

Agency _____ Date _____

Attorney Name _____ Date _____

ACCEPTANCE DATE: _____