

CONTRACT FOR SALE AND PURCHASE OF REAL PROPERTY

PART A

1. GENERAL

This Contract consists of **Part A, Part B** as recorded in the Tompkins County Clerk's Office as Instrument Number 2017-05133, and any Addenda signed by the Seller and the Buyer. This Contract for Sale and Purchase of Real Property (hereinafter the "Contract") becomes a binding legal instrument when signed and a legally binding contract when executed by both parties. The Seller and the Buyer should each consult an attorney before signing this document or arrange for attorney approval within the time frame set forth herein. The form of this Contract has been approved by the Ithaca Board of Realtors, Inc. and the Tompkins County Bar Association, Inc.

2. PARTIES

SELLER Name(s) :

Address(es):

Phone(s):

Email(s):

BUYER Name(s) :

Address(es):

Phone(s):

Email(s):

Agents and Attorneys

Listing Agent/License No.

Brokerage/License No.

Ph: _____ Fax: _____

Email: _____

Seller Attorney /Office

Ph: _____ Fax: _____

Email: _____

Selling Agent/License No.

Brokerage/License No.

Ph: _____ Fax: _____

Email: _____

Buyer Attorney/Office

Ph: _____ Fax: _____

Email: _____

Seller Initials

Buyer Initials

3. PREMISES

Address/Location: _____	
Village/Town/City: _____	County: _____ State: _____
Approx. acreage: _____ acres	-OR-
Approx dimensions: _____ x _____ feet	
Deed Reference: Book: _____ Page: _____ or Instrument No. _____	
Premises are All of Deed Referenced	Premises are Part of Deed Referenced
Tax Parcel Number (for informational purposes only): _____	
Premises are All of Tax Parcel Referenced	Premises are Part of Tax Parcel Referenced
Appliances and Miscellaneous Property included:	

4. PRICE

Purchase Price:	and 00/100 Dollars	\$.00
Deposit:	and 00/100 Dollars	\$.00
Additional Deposit:	and 00/100 Dollars	\$.00
Date or Event for Additional Deposit:		
Seller Concession (Gross Up):	and 00/100 Dollars	\$.00
Escrow Agent:		
Escrow Agent's Financial Institution:		

5. CONTINGENCIES

(This contract is subject to contingencies marked below pursuant to Part B, Section 5.)

Attorney Approval Three business day approval pursuant to Part B, Section 5.1	
Leases: Five business days for Seller to provide leases affecting the premises pursuant to Part B, Section 5.2	
Home Inspection Number of business days from acceptance: _____ (OR) by date: _____	
Radon Number of business days from acceptance: _____ (OR) by date: _____	
Primary Financing Number of business days from acceptance for commitment per Part B: _____ (OR) by date: _____ Amount: _____ Loan type: _____	
Secondary Financing Number of business days from acceptance for commitment per Part B: _____ (OR) by date: _____ Amount: _____ Loan type: _____	

Seller Initials _____

Buyer Initials _____

6. OTHER TERMS

(Set forth in the box below any modifications to Part B and/or additional terms governing this transaction)

There IS IS NOT an addendum attached to this Purchase Offer.

7. DISCLOSURES

(Mark all disclosures received by Buyer at the time of offer)

Agency	Green On-Bill Recovery	Smoke/CO Detector
Agricultural District	<input type="checkbox"/> Home Equity Theft Protection	Uncapped Gas Well
Electric Availability	<input type="checkbox"/> Lead Paint	Utility Surcharge
Gas, Oil, Mineral, Timber Rights	Property Condition	Other: _____

CLOSING DATE

Target or Approximate Date:

Seller Initials

Buyer Initials

CONTRACT FOR SALE AND PURCHASE OF REAL PROPERTY

BUYER: I hereby submit this purchase offer for the Premises, consisting of PART A (4 pages), and PART B as recorded in the Tompkins County Clerk’s Office as Instrument No. 2016-00000 (16 pages), and any Addenda if indicated on Part A and fully executed by the Buyer.

BY INITIALING, I ACKNOWLEDGE RECEIPT OF A COPY OF PART B AND UNDERSTAND PART B IS AN INTEGRAL PART OF THIS LEGAL INSTRUMENT AND I AM BOUND BY ITS TERMS. Any proposed modifications to Part B have been made in Part A or in any Addenda.

THIS OFFER SHALL TERMINATE IF NOT EXECUTED BY BOTH PARTIES ON OR BEFORE: _____ .

I understand that this legal instrument binds the Buyer when signed and delivered to the Seller, and binds the Seller when accepted and delivered to the Buyer.

_____	_____	_____	_____
Buyer	Date	Buyer	Date
_____	_____	_____	_____
Buyer	Date	Buyer	Date

SELLER: I have received and reviewed PART A (4 pages), PART B as recorded in the Tompkins County Clerk’s Office as Instrument No. 2016-00000-001 (16 pages), and any Addenda if indicated on Part A and fully executed by the Buyer.

BY INITIALING, I ACKNOWLEDGE RECEIPT OF A COPY OF PART B AND UNDERSTAND PART B IS AN INTEGRAL PART OF THIS LEGAL INSTRUMENT AND I AM BOUND BY ITS TERMS. Any proposed modifications to Part B have been made in Part A or in any Addenda.

- I hereby accept the offer as submitted by the Buyer and understand this is now a binding contract.
- I hereby accept the offer subject to the modifications and/or revisions set forth in Part A. I understand this is a binding legal instrument when signed by me but does not create a binding contract with the Buyer unless and until the Buyer accepts these modifications/ revisions.

_____	_____	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Seller	Date	Seller	Date