

**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	<b>-OR-</b>
Approx dimensions: _____ x _____ feet	
Deed Reference: Book: _____ Page: _____ or Instrument No. _____	
<input type="checkbox"/> Premises are All of Deed Referenced	<input type="checkbox"/> Premises are Part of Deed Referenced
Tax Parcel Number (for informational purposes only): _____	
<input type="checkbox"/> Premises are All of Tax Parcel Referenced	<input type="checkbox"/> 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.)*

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

Section 13.1.2 of Part B is deleted and replaced with the following:  
Unless otherwise described in PART A, Section 6, and in no event later than Closing.  
The Seller agrees to pay the brokerage commission as set forth in the listing agreement or other agreement and the Buyer agrees to pay brokers' commission as set forth in the buyer's broker agreement, if applicable. Commissions shall be paid in cash, bank or certified check, or attorney escrow account check. At closing, the broker holding the deposit may apply the deposit to the amount due the broker. The broker holding the deposit will refund any overpayment of the deposit at closing.

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

**7. DISCLOSURES**

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

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

**CLOSING DATE**

Target or Approximate Date:

\_\_\_\_\_

Seller Initials

Buyer Initials

