

# PURCHASE AGREEMENT

Agreement between \_\_\_\_\_

residing at: \_\_\_\_\_

who hereby agrees to SELL,

and \_\_\_\_\_

residing at: \_\_\_\_\_

who hereby agrees to BUY the property known and described as:

\_\_\_\_\_

including the following additional items: \_\_\_\_\_

\_\_\_\_\_

excluding the following items: \_\_\_\_\_

\_\_\_\_\_

The terms and conditions are as follows:

Sale Price. . . . .	\$	_____
Cash as binder herewith, receipt of which is hereby acknowledged. . . . .	\$	_____
To be held in escrow by: _____	\$	_____
Cash on signing superseding contract (see below). . . . .	\$	_____
Cash on taking title to premises on _____ (closing date). . . . .	\$	_____
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 for \_\_\_\_\_ (years) in the approximate amount shown.

**Contingencies :**

Buyer acknowledges that Seller  has  has not furnished Buyer with the Property Condition Disclosure Form required by Connecticut Public Act 95-311 prior to Buyer's execution of this Agreement if such disclosure has not been furnished, Seller shall give and Buyer shall receive a credit of \$300 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 that 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This agreement to remain in force and effect and constitute a valid contract between parties hereto unless or until, superseded by further contract between parties, incorporating detailed description of the property for adjustment of taxes, rent, interest, insurance premiums, etc.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 BUYER further agree that the above stipulations are to apply to and bind the heirs, executors, administrators and assigns of their respective parties.

**ACCEPTED:**

Buyer:

_____	_____	_____	_____
Type/Print	Signature	Address	Date

Buyer:

_____	_____	_____	_____
Type/Print	Signature	Address	Date

Seller:

_____	_____	_____	_____
Type/Print	Signature	Address	Date

Seller:

_____	_____	_____	_____
Type/Print	Signature	Address	Date