

SALES CONTRACT

DATE OF OFFER _____, TIME OF OFFER _____

1. **PROPERTY DESCRIPTION** Buyer agrees to buy from Seller the property located at:
_____, _____, _____, County
(address of property) (city or township of property) (county of property)
State of _____, and legally described as: _____

The property includes all buildings; gas, oil, and mineral rights owned by Seller; all plumbing, heating, cooling, electrical fixtures and equipment; built-in appliances; water softener or water purifier system (unless rented); water pumps and pressure tanks; stationary laundry tubs; radio or television antennas and any mechanical control equipment and devices; Cable TV or Satellite TV equipment and any mechanical control equipment and devices (unless rented); shades, shutters, window and door blinds, curtain and drapery rods; attached floor coverings; attached mirrors; attached awnings; attached fireplace door and screen, grate and log system; garage door openers and remote control units; screens whether attached or removed; storm windows; storm doors; landscaping; fences; gates and any mechanical devices; security system (unless rented); mailboxes and incinerator, if any, and _____

but does not include _____

The property is purchased subject to zoning ordinances and to restrictions and easements of record.

2. **SALES PRICE** The sales price is \$ _____.

3. **METHOD OF PAYMENT** All monies must be paid by cash, certified check, cashiers check, or money order. The sale will be completed by the following method:
() CASH Buyer will pay the sales price in cash, certified check, cashiers check or money order upon Seller's delivery of a warranty deed conveying marketable title.
() NEW MORTGAGE This contract is contingent on Buyer's ability to obtain a(n) _____ mortgage loan in the amount of \$ _____.

Buyer will apply for the loan within _____ days after Seller's acceptance. Buyer agrees to promptly comply with lender's request for necessary information required to process the loan application. If Buyer fails to deliver to Seller evidence of the loan approval before _____, Seller may cancel this contract. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.

() LAND CONTRACT Buyer will pay \$ _____ down payment, in cash, certified or cashiers check or money order, upon Buyer and Seller signing a land contract form (see attached land contract). Buyer will pay monthly installments (principal and interest) of \$ _____, or more at the buyer options, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing. A Land Contract Addendum () will () will not be used describing the method of collection and/or payment for taxes and insurance.

() MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT: If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms (attached to this Sales Contract is a true copy of the mortgage or land contract). Buyer will pay the difference between the sales price and the existing balance of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.