

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: _____

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 This agreement to remain in force and effect and constitute a valid contract between parties hereto unless, or until, superseded by further contract between parties, incorporating detailed description of the property for adjustment of taxes, rent, interest, insurance, premiums, etc.

NOTICE: THE AMOUNT OR RATE OF REAL ESTATE BROKER COMPENSATION IS NOT FIXED BY LAW. IT IS SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN YOU AND THE BROKER.

The Seller agrees to pay the Purchaser's Broker a fee in the amount of \$ _____ or _____% of the contract price for the Premises. Seller agrees that the fee shall be due and payable upon closing or transfer of title. This fee represents the total compensation that is being paid to the Purchaser's Broker by the Seller unless otherwise disclosed. Each party to this Purchase Agreement is represented by a licensed real estate broker. Each broker owes fiduciary duties to their respective principals.

THE REAL ESTATE BROKERS WHO FACILITATED THIS SALE MAY BE ENTITLED TO CERTAIN LIEN RIGHTS PURSUANT TO SECTION 20-325a OF THE CONNECTICUT GENERAL STATUTES.

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.

Check box only if Listing Agent is acting as a Dual Agent Selling Agent is Buyer's Agent Authorized Sub-Agent

Seller's Agent: _____ Buyer's Agent: _____
Name Telephone Name Telephone

License Number: _____ License Number: _____

Agent's Firm: _____ Agent's Firm: _____

Address: _____ Address: _____

Seller's Attorney _____ Buyer's Attorney _____
Name Telephone Name Telephone

Attorney's Email: _____ Attorney's Email: _____

Address: _____ Address: _____

Buyer and Seller represent that no other Agent or Broker was the procuring cause of the transaction contemplated by this Contract.

Seller: _____ Buyer: _____
Signature Date Signature Date

Seller: _____ Buyer: _____
Signature Date Signature Date

ACCEPTANCE DATE: _____