

I'm not robot!



RESIDENTIAL PURCHASE AGREEMENT
OFFER, RECEIPT AND ACCEPTANCE

1 **BUYER:** The undersigned _____ offers to buy the
 2 **PROPERTY:** Located at _____
 3 City _____, Ohio, Zip Code _____
 4 Permanent Parcel No. _____, and further described as being: _____
 5 _____

6 The property, which Buyer accepts in its "AS IS" PRESENT PHYSICAL CONDITION, shall include the land, all
 7 appurtenant rights, privileges and easements, and all buildings and fixtures, including such of the following as are
 8 now on the property: all electrical, heating, plumbing and bathroom fixtures; all window and door shades, blinds,
 9 awnings, screens, storm windows, curtain and drapery fixtures; all landscaping, disposal, TV antenna, rotor and
 10 control unit, smoke detectors, garage door opener(s) and _____ controls; all permanently attached carpeting. The
 11 following selected items shall also remain: satellite dish; range and oven; microwave; kitchen refrigerator;
 12 dishwasher; washer; dryer; radiator covers; window air conditioner; central air conditioning; gas
 13 grill; fireplace tools; screen, glass doors and grate; all existing window treatments; ceiling fan(s);
 14 wood burner stove inserts; gas logs; and water softener. Also included: _____
 15 _____

16 Fixtures NOT Included: _____
 17 _____

18 **PRICE:** Buyer shall pay the sum of _____ \$
 19 Earnest money payable to _____
 20 In the form of a check note. Note shall be redeemed immediately
 21 upon receipt of a binding agreement (as defined on lines 205-213)
 22 and all monies deposited in an escrow/trust account are to be
 23 credited against the purchase price. _____ \$
 24 Balance of cash to be deposited in escrow _____ \$
 25 Mortgage loan to be obtained by Buyer: _____ \$
 26 Conventional, FHA, VA, Other _____
 27 _____
 28 _____

29 **FINANCING:** Buyer shall make a written application for the above mortgage loan and provide documentation to
 30 Seller of said application within _____ days and shall obtain a commitment for that loan no later than
 31 _____ days after acceptance of this offer. At the Seller's written election, if, despite Buyer's good
 32 faith efforts, that commitment has not been obtained, then this Agreement shall be null and void. Upon signing of
 33 a mutual release by Seller and Buyer, the earnest money deposit shall be returned to the Buyer without any
 34 further liability of either party to the other or to the Brokers and their agents. (see line 196)

35 **CLOSING:** All funds and documents necessary for the completion of this transaction shall be placed in escrow
 36 with the lending institution or escrow company on or before _____, and title shall be
 37 recorded on or about _____.

38 **POSSESSION:** Seller shall deliver possession to Buyer of the property within _____ days by _____ (time).
 39 AM PM after the title has been recorded. Subject to Buyer's rights, if any, the premises may be occupied by

38 **POSSESSION:** Seller shall deliver possession to Buyer of the property within _____ days by _____ (time).
 39 AM PM after the title has been recorded. Subject to Buyer's rights, if any, the premises may be occupied by

Residential 1075 Real Estate License/Residential License
 This document is provided by the Ohio Department of Public Safety, Bureau of Public Safety. It is intended for use by real estate licensees only. It is not intended to be used for any other purpose. All rights reserved. For more information, please contact the Bureau of Public Safety, Bureau of Public Safety, 1075 East Broad Street, Columbus, Ohio 43260.

CONTRACT OF SALE

Buyer: _____
 Seller: _____
 Title: _____
 Address: _____
 City: _____
 State: _____
 Zip: _____

The following contract of sale has been made:
 This contract is subject to the terms and conditions set forth herein.
 The contract shall be governed by the laws of the State of Ohio.
 The contract shall be subject to the approval of the Board of Public Safety.

