

LAND PURCHASE AGREEMENT

Location: _____ Date: _____

Seller Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Buyer Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Property Information:

Legal Description:

Physical Address: _____

Parcel Number / Tax ID: _____

Purchase Price and Payment Terms:

Purchase Price: _____ USD

Payment Method and Schedule: _____

Clause 1 – Agreement to Sell and Purchase

Seller agrees to sell and Buyer agrees to purchase the real property described above (the “Property”) on the terms and conditions set forth herein.

Clause 2 – Property Condition; AS-IS

Buyer acknowledges that the Property is sold AS-IS, WHERE-IS, with all faults and without any warranties, express or implied, except as expressly stated in this Agreement.

Clause 3 – Title and Title Insurance

Seller shall convey marketable fee simple title to the Property by general warranty deed free and clear of all liens and encumbrances except those approved by Buyer. Buyer may obtain title insurance at Buyer’s expense.

Clause 4 – Closing and Possession

Closing shall occur at a mutually agreeable location. Possession of the Property shall be delivered to Buyer upon Closing, free of tenants and occupants.

Clause 5 – Earnest Money Deposit

Buyer shall deposit earnest money in the amount of _____ USD to be held in escrow by _____ and applied to the

Purchase Price at Closing.

Clause 6 – Inspections and Due Diligence

Buyer may conduct inspections and investigations of the Property during a due diligence period of ____ days. Buyer may terminate this Agreement during such period for any reason by written notice.

Clause 7 – Representations and Warranties of Seller

Seller represents that Seller is the sole owner of the Property and has full authority to sell. Seller has disclosed all material defects known to Seller.

Clause 8 – Representations and Warranties of Buyer

Buyer represents that Buyer has the legal capacity and authority to enter into this Agreement and perform its obligations.

Clause 9 – Risk of Loss

Risk of loss or damage to the Property by fire or other casualty shall remain with Seller until Closing. If material damage occurs before Closing, Buyer may terminate or proceed with adjusted Purchase Price.

Clause 10 – Prorations

Real estate taxes, assessments, rents, and other expenses shall be prorated as of the Closing date.

Clause 11 – Taxes and Fees

Buyer shall pay all transfer taxes and recording fees. Each party shall bear its own closing costs unless otherwise agreed.

Clause 12 – Default and Remedies

If Buyer defaults, Seller may retain earnest money as liquidated damages. If Seller defaults, Buyer may seek specific performance or return of earnest money and damages.

Clause 13 – Notices

All notices must be in writing and delivered by hand, certified mail, or electronic means capable of confirming delivery to the parties' addresses.

Clause 14 – Governing Law and Venue

This Agreement shall be governed by the laws of the State of _____. The parties consent to exclusive jurisdiction of courts located in _____ County, _____.

Clause 15 – Entire Agreement and Amendments

This Agreement constitutes the entire understanding and supersedes prior negotiations. Amendments must be in writing and signed by both parties.

Clause 16 – Counterparts and Electronic Signatures

This Agreement may be executed in counterparts and by electronic signature, each of which shall be deemed an original.

Clause 17 – Survival

All representations, warranties, and covenants shall survive Closing as provided by law.

Clause 18 – Brokers

Each party represents that no broker or agent has been engaged except as disclosed. Each party shall indemnify the

other against any undisclosed broker claims.

Clause 19 – Waiver

No waiver of any breach shall be deemed a waiver of any other or subsequent breach.

Clause 20 – Severability

If any provision is held invalid, the remaining provisions shall remain in full force and effect.

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

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