

MICHIGAN LAND CONTRACT

Location: _____ Date: _____

Seller Information:

Full Name: _____

Address: _____

Phone/Email: _____

Buyer Information:

Full Name: _____

Address: _____

Phone/Email: _____

Property Description:

The Seller agrees to sell and the Buyer agrees to purchase the real property located at _____, situated in the County of _____, State of Michigan, described legally as follows: _____.

Purchase Price and Terms:

Total Purchase Price: _____ USD

Down Payment: _____ USD

Balance Due: _____ USD

Payment Schedule: _____

Seller's Representations and Warranties:

Seller warrants that Seller is the sole owner of the Property and has full right and authority to sell the Property. Seller represents that the Property is free and clear of all liens, encumbrances, and claims except as disclosed herein. Seller will convey good and marketable title upon full payment as specified in this Contract.

Buyer's Acknowledgments:

Buyer acknowledges that Buyer has examined the Property or has had the opportunity to do so, accepting the Property in its present condition. Buyer agrees to pay the Purchase Price according to the terms set forth and understands that this Contract is legally binding.

Closing and Transfer of Title:

Closing shall occur at a mutually agreed place and time. Upon receipt of full payment, Seller shall deliver to Buyer a valid Warranty Deed conveying title to the Property, free of liens and encumbrances except those agreed herein. All closing costs and fees shall be allocated as follows: _____.

Possession:

Possession of the Property shall be delivered to Buyer upon closing and full payment, unless otherwise agreed in writing between the parties.

Default:

If Buyer fails to perform any obligation under this Contract, Seller may terminate this Contract and retain any payments made as liquidated damages. If Seller fails to perform, Buyer may seek specific performance or terminate this Contract and recover any payments made. Both parties agree that remedies shall be limited to those expressly provided herein.

Governing Law and Venue:

This Contract shall be governed by and construed in accordance with the laws of the State of Michigan. Any disputes arising under this Contract shall be subject to jurisdiction in the courts located in the County of _____, Michigan.

Entire Agreement:

This Contract constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements or understandings, whether oral or written. Any amendments must be in writing and signed by both parties.

Notices:

All notices required or permitted under this Contract shall be in writing and delivered personally, by certified mail, or by reputable overnight courier to the addresses set forth herein or as otherwise designated by a party.

Severability:

If any provision of this Contract is declared invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Counterparts and Electronic Signatures:

This Contract may be executed in counterparts, each of which shall be deemed an original. Signatures transmitted electronically or by PDF shall be deemed valid and binding.

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

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