

OHIO LAND CONTRACT AGREEMENT

Location: _____ Date: _____

PARTIES:

Seller (Vendor) Name: _____

Seller Address: _____

Buyer (Vendee) Name: _____

Buyer Address: _____

PROPERTY DESCRIPTION:

Address of Property: _____

Legal Description: _____

PURCHASE PRICE AND PAYMENT TERMS:

Total Purchase Price: _____ USD

Down Payment: _____ USD

Balance Due: _____ USD

Payment Schedule: _____

TERMS AND CONDITIONS:

1. Agreement to Sell and Purchase

Seller agrees to sell and Buyer agrees to purchase the real property described above pursuant to the terms and conditions contained in this Contract.

2. Property Condition

Buyer accepts the Property in its current AS-IS condition, without any warranties or representations by Seller except as expressly stated herein.

3. Title

Seller represents and warrants that Seller has lawful ownership of the Property and the authority to sell it free and clear of all liens and encumbrances except those disclosed in writing to Buyer.

4. Closing

The parties agree to close this transaction at a mutually agreed upon location. At Closing, Seller shall deliver a general warranty deed conveying title to Buyer.

5. Possession

Possession of the Property shall be delivered to Buyer upon full payment of the Purchase Price and Closing.

6. Taxes and Assessments

Property taxes, assessments, and utilities shall be prorated as of the Closing date. Buyer shall be responsible for all taxes and assessments thereafter.

7. Default

If Buyer defaults, Seller may retain any payments made as liquidated damages. If Seller defaults, Buyer may seek specific performance or damages.

8. Governing Law

This Contract shall be governed by and interpreted in accordance with the laws of the State of Ohio.

9. Entire Agreement

This Contract contains the entire agreement between the parties and supersedes all prior discussions and agreements.

10. Amendments

Any amendments to this Contract must be in writing and signed by both parties.

11. Notices

All notices under this Contract shall be in writing and deemed delivered when personally delivered or sent by certified mail to the parties' addresses.

12. Severability

If any provision is found unenforceable, the remainder of this Contract shall remain in full force and effect.

13. Counterparts

This Contract may be executed in counterparts, each of which shall be deemed an original.

14. Broker Disclosure

No real estate broker or agent is involved in this transaction unless disclosed in writing.

15. Inspection

Buyer has the right to inspect the Property prior to Closing.

16. Risk of Loss

Risk of loss or damage to the Property shall remain with Seller until Closing.

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

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