

# MINNESOTA RESIDENTIAL PURCHASE AGREEMENT

Property Address: \_\_\_\_\_

Seller(s): \_\_\_\_\_

## 1. OFFER AND ACCEPTANCE

~~Buyer(s): \_\_\_\_\_  
Buyer offers to purchase and Seller agrees to sell the Property located at the address stated above, together with all improvements, fixtures, and appurtenances, upon the terms and conditions set forth in this Agreement.~~

## 2. PURCHASE PRICE

Purchase Price: \_\_\_\_\_ USD

Earnest Money Deposit: \_\_\_\_\_ USD

## 3. FINANCING

This Agreement is contingent upon Buyer obtaining financing as described below. Buyer agrees to apply for financing promptly and provide Seller with necessary information and documents. If Buyer fails to obtain financing within the agreed period, Seller may terminate this Agreement.

## 4. CLOSING

Closing shall occur at a mutually agreed upon time and place. At Closing, Seller shall deliver marketable title to Buyer, subject only to permitted exceptions. Buyer shall pay the balance of the Purchase Price and closing costs as agreed.

## 5. TITLE AND SURVEY

Seller shall provide a current abstract or title insurance commitment showing marketable title. Buyer may, at Buyer's expense, obtain a survey. Buyer shall notify Seller of any title defects within a reasonable time prior to Closing.

## 6. PROPERTY CONDITION

Property is sold AS IS with no warranties unless expressly stated herein. Buyer acknowledges opportunity to inspect Property and accepts condition subject to any repairs or modifications agreed in writing.

## 7. RISK OF LOSS

Risk of loss or damage to Property shall remain with Seller until Closing. If substantial damage occurs before Closing, Buyer may terminate this Agreement or proceed with adjustments to Purchase Price.

## 8. DEFAULT

If Buyer defaults, Seller may retain earnest money as liquidated damages. If Seller defaults, Buyer may seek specific performance or damages as permitted by law.

## 9. DISCLOSURES

Seller shall provide all required disclosures under Minnesota law. Buyer acknowledges receipt of such disclosures prior to execution of this Agreement.

**10. NOTICES**

All notices required or permitted by this Agreement shall be in writing and delivered by hand, mail, electronic communication, or nationally recognized courier to the addresses provided by the parties.

**11. ENTIRE AGREEMENT**

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations and agreements. Amendments must be in writing and signed by both parties.

**12. GOVERNING LAW AND VENUE**

This Agreement shall be governed by Minnesota law. Venue for any disputes shall be in the appropriate state or federal court in the county where the Property is located.

**13. SEVERABILITY**

If any provision of this Agreement is found unenforceable, the remaining provisions shall remain in full force and effect.

**14. COUNTERPARTS; ELECTRONIC SIGNATURES**

This Agreement may be executed in counterparts, which together shall constitute one agreement. Electronic signatures shall be binding as originals.

**SELLER'S SIGNATURE**

**BUYER'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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