



Shaw Real Estate

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CONTRACT FOR SALE AND PURCHASE OF REAL PROPERTY

This Contract for Sale and Purchase of Real Property (hereinafter the "Contract") becomes a binding legal instrument when signed and a legally binding contract when executed by both parties. The Seller and the Buyer should each consult an attorney before signing this document or arrange for attorney approval within the time frame set forth herein. The form of this Contract has been approved by the Ithaca Board of Realtors, Inc. and the Tompkins County Bar Association, Inc. The Contract consists of Part A, Part B as recorded in the Tompkins County Clerk's Office as Instrument No. 569444-001, the Signature Page, and any Addenda signed by the Seller and the Buyer.

PART A

Part A of the Contract contains the unique details of the transaction.

1. PARTIES

SELLER Name(s):

BUYER Name(s):

Address(es):

Address(es):

Phone(s)

Phone(s)

Email(s):

Email(s):

1a. Agents and Attorneys

Listing Agent/ Office:

Selling Agent/ Office:

Coldwell Banker Shaw
Real Estate

Ph:

Fax:

Ph:

Fax:

Seller's Attorney/ Office

Buyer's Attorney/ Office

Ph:

Fax:

Ph:

Fax:

Buyer Initials

Seller Initials

Part A - Page 1 of 3

Coldwell Banker Shaw RE-

Property Address Here

2. PREMISES

Address/Location: _____

Village/Town/City: _____ County: _____

Approx. acreage: _____ acres -OR- Approx. dimensions: _____ x _____ feet

State: New York Deed Reference: Book _____ at Page _____ or Inst.# _____

Whole deed description Partial deed description

Tax Parcel Number (for informational purposes only): _____

Whole tax parcel Partial tax parcel

Appliances and Miscellaneous Property:

3. PRICE

Purchase Price:

_____ and 00/100 Dollars\$.00

Deposit:

_____ and 00/100 Dollars\$.00

Additional Deposit:

_____ and 00/100 Dollars\$.00

Date or Event for Additional Deposit:

Seller Concession:

_____ and 00/100 Dollars\$.00

Escrow Agent: **Coldwell Banker Shaw RE** Escrow Agent's Financial Institution: **M&T Bank**

4. CONTINGENCIES

(Buyer shall check box on left, as applicable; Seller shall acknowledge by initialing on right)

Contingency

Seller initials

Attorney Approval _____

Home Inspection _____

Number of days from acceptance: _____ (OR) by date: _____

Radon _____

Number of days from acceptance: _____ (OR) by date: _____

Financing

Number of days from acceptance: _____ (OR) by date: _____

Amount: \$ _____ Loan type: _____

Oil, Gas and Mineral Rights Leases _____

Buyer Initials _____
Seller Initials _____

**CONTRACT FOR SALE AND PURCHASE OF REAL PROPERTY
SIGNATURE PAGE**

BUYER: I hereby submit this purchase offer for the Premises, consisting of PART A (3 pages), PART B as recorded in the Tompkins County Clerk's Office as Instrument No. 569444-001 (16 pages), this Signature Page, and any Addenda if indicated on Part A and fully executed by the Buyer.

I HAVE RECEIVED AND REVIEWED A COPY OF PART B AND UNDERSTAND PART B IS AN INTEGRAL PART OF THIS LEGAL INSTRUMENT AND I AM BOUND BY ITS TERMS. Any proposed modifications to Part B have been made in Part A or in any Addenda.

THIS OFFER SHALL TERMINATE IF NOT ACCEPTED BY SELLER ON OR BEFORE:

I understand that this legal instrument binds the Buyer when signed and delivered to the Seller, and binds the Seller when accepted and delivered to the Buyer.

Buyer Date Buyer Date

Buyer Date Buyer Date

SELLER: I have received and reviewed PART A (3 pages), PART B as recorded in the Tompkins County Clerk's Office as Instrument No. 569444-001 (16 pages), this Signature Page, and any Addenda if indicated on Part A and fully executed by the Buyer.

I HAVE RECEIVED AND REVIEWED A COPY OF PART B AND UNDERSTAND PART B IS AN INTEGRAL PART OF THIS LEGAL INSTRUMENT AND I AM BOUND BY ITS TERMS. Any proposed modifications to Part B have been made in Part A or in any Addenda.

I hereby accept the offer as submitted by the Buyer and understand this is now a binding contract.

I hereby accept the offer subject to the modifications and/or revisions set forth in Part A or the attached Addenda. I understand this is a binding legal instrument when signed by me but does not create a binding contract with the Buyer unless and until the Buyer accepts these modifications/revisions.

There IS IS NOT an addendum attached to this counter-offer.

Seller Date Seller Date

Seller Date Seller Date