

Commercial Real Estate Purchase Contract

This Commercial Real Estate Purchase Contract ("Agreement") is made and entered into as of _____, ("Effective Date") by and between:

Seller: _____

Buyer: _____

Property Address: _____

Legal Description: _____

1. Purchase Price & Terms

The total purchase price for the Property is _____ Dollars (\$_____), payable as follows:

- Deposit: \$_____ upon execution of this Agreement.
- Balance: \$_____ at closing by cashier's check or wire transfer.

2. Closing

The closing of the purchase and sale ("Closing") shall take place on or before _____, at a mutually agreed-upon location.

3. Condition of Property

The Property is sold "AS IS". Buyer acknowledges having had the opportunity to inspect the Property and agrees to accept it in its present condition, subject to ordinary wear and tear.

4. Title & Conveyance

Seller shall convey good and marketable title to Buyer by general warranty deed, free and clear of all liens and encumbrances except as stated herein.

5. Prorations & Closing Costs

Real estate taxes, rents, and assessments shall be prorated as of the closing date. Closing costs shall be paid as follows:

- Seller: Title insurance, transfer taxes, and cost of deed preparation.
- Buyer: Recording fees and lending fees (if any).

6. Default

In the event of default by either party, the non-defaulting party may pursue any remedy available at law or in equity.

7. Miscellaneous

- This Agreement constitutes the entire understanding between the parties.

- No amendments shall be effective unless in writing signed by both parties.
- This Agreement shall be governed by the laws of the State of _____.

Seller:

(Signature)

Date: _____

Buyer:

(Signature)

Date: _____

This is a sample form and should be reviewed by a qualified attorney before use.