

# Standard Vacant Lot Sale and Purchase Agreement

This Sale and Purchase Agreement ("Agreement") is made and entered into as of \_\_\_\_\_, by and between:

1. **Seller:** \_\_\_\_\_, residing at \_\_\_\_\_

2. **Buyer:** \_\_\_\_\_, residing at \_\_\_\_\_

## 1. Property Description

Seller agrees to sell and Buyer agrees to purchase, under the terms and conditions described herein, the following vacant lot:

- **Location:** \_\_\_\_\_
- **Legal Description:** \_\_\_\_\_
- **Lot Size:** \_\_\_\_\_

## 2. Purchase Price

The total purchase price for the Property shall be \_\_\_\_\_ (\_\_\_\_\_), payable as follows:

- Deposit: \_\_\_\_\_ upon signing
- Balance: \_\_\_\_\_ at closing

## 3. Closing

The closing of the sale shall take place on or before \_\_\_\_\_ at a mutually agreeable location.

## 4. Title and Conveyance

Seller shall convey marketable title to the Buyer by \_\_\_\_\_ deed, free of encumbrances except as otherwise provided herein.

## 5. Taxes and Costs

All property taxes, assessments, and other charges due prior to closing shall be the responsibility of the Seller. Closing costs shall be borne as follows: \_\_\_\_\_.

## 6. Default

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

## 7. Miscellaneous

1. This Agreement constitutes the entire understanding between the parties.

2. No modification shall be valid unless in writing and signed by both parties.

3. This Agreement shall be governed by the laws of \_\_\_\_\_.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

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Seller Signature

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Date

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Buyer Signature

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Date