

CONTRACT OF AGREEMENT

Location: _____ Date: _____

PARTIES:

This Contract of Agreement (the "Agreement") is entered into by and between:

Seller: _____

Buyer: _____

RECITALS:

WHEREAS, Seller is the lawful owner of the property described herein and desires to sell it to Buyer, and Buyer desires to purchase the property from Seller, on the terms and conditions set forth in this Agreement.

AGREEMENT:

1. Description of Property

The property subject to this Agreement (the "Property") is described as follows: [Insert detailed description of the property].

2. Purchase Price

The total purchase price for the Property shall be \$_____ USD, payable in full as described herein.

3. Payment Terms

Buyer shall pay the purchase price as follows: [Specify payment method, schedule, deposits, and any escrow arrangements].

4. Closing

The closing of the sale (the "Closing") shall take place at a mutually agreed location. At Closing, Seller shall deliver possession and all necessary documents to Buyer.

5. Representations and Warranties of Seller

Seller represents and warrants that: (a) Seller is the sole owner of the Property with full right and authority to sell; (b) the Property is free from all liens, encumbrances, and claims except as disclosed; (c) Seller has disclosed all material facts regarding the Property.

6. Condition of Property

Buyer acknowledges that Buyer has inspected the Property and agrees to accept it in its current condition, "AS IS, WHERE IS," except as expressly provided in this Agreement.

7. Risk of Loss

Risk of loss or damage to the Property shall remain with Seller until Closing, at which point risk transfers to Buyer.

8. Inspections

Buyer shall have the right to conduct inspections of the Property within _____ days before Closing. If inspections reveal material defects, Buyer may terminate this Agreement.

9. Title and Conveyance

Seller shall provide marketable title to Buyer at Closing by delivering a duly executed deed or applicable conveyance document.

10. Taxes and Assessments

All property taxes and assessments shall be prorated between Seller and Buyer as of the date of Closing.

11. Default

If either party defaults in the performance of any obligation under this Agreement, the non-defaulting party may pursue all remedies available at law or in equity.

12. Indemnification

Each party agrees to indemnify and hold harmless the other party from any claims arising from their breach of this Agreement.

13. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the United States and the State of _____, without regard to conflict of law principles.

14. Dispute Resolution

Any dispute arising out of or relating to this Agreement shall be resolved through binding arbitration conducted in accordance with the rules of the American Arbitration Association.

15. Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements.

16. Amendments

Any amendments or modifications to this Agreement shall be in writing and signed by both parties.

17. Notices

All notices under this Agreement shall be in writing and delivered personally, by certified mail, or by recognized overnight courier to the addresses of the parties.

18. Severability

If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

19. Waiver

No waiver of any breach or default shall be deemed a waiver of any subsequent breach or default.

20. Counterparts

This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which constitute one agreement.

21. Signatures

The parties have executed this Agreement as of the date first written above.

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

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