

The Law Offices of
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Purchase and Sale Agreement

1. Purchase and Sale: As a result of the efforts of _____, a licensed Broker (hereinafter referred to as “Selling Broker”) and Crown Management Corporation License # GA100, a licensed Broker (hereinafter referred to as “Listing Broker”, Listing Broker and Selling Broker being hereinafter sometimes collectively referred to as “Broker”), the undersigned Buyer agrees to buy, and the undersigned Seller agrees to sell all that tract or parcel of land, with such improvements as are located thereon, described as follows: All that tract of land lying and being in Land Lot _____ of the _____ District, _____ Section of _____ County, Georgia, and being known as address _____ City _____ Zip Code _____, according to the present system of numbering in and around this area, being more particularly described as Lot _____, Block _____, Unit _____, Phase / Section _____ of _____ subdivision, as recorded in Plat Book _____, Page _____, _____ County, Georgia, records together with all lighting fixtures, all electrical, mechanical, plumbing, air-conditioning, and any other systems or fixtures are attached thereto, all plants, trees, and shrubbery now a part thereof, together with all the improvements thereon; and all appurtenances thereto, all being hereinafter collectively referred to as the “Property.” The full legal description of said Property is the same as is recorded with the Clerk of the Superior Court of the county in which the Property is located and is made a part of this agreement by reference.

2. Purchase Price and Method of Payment: Buyer warrants and represents that at the time of closing Buyer will have sufficient cash, or has investigated their ability to obtain a loan, necessary to complete the purchase contemplated herein. The purchase price of said Property shall be: _____ Dollars, (U.S.) (\$ _____) to be paid in cash, or its equivalent. Buyer’s obligation to close shall not be contingent upon Buyer’s ability to obtain financing, as financing alternatives available in the future are impossible to predict. Seller agrees to pay all usual and customary closing costs up to \$ _____ and Buyer shall pay balance. Buyer shall have the responsibility of independently investigating and choosing the lender, type of loan, and loan program to be applied for by Buyer in connection with this paragraph.

The rest of this document is proprietary and is intentionally left blank