



WILLIAM RAVEIS

REAL ESTATE • MORTGAGE • INSURANCE

New England's Largest Family-Owned Real Estate Company



BINDER OF SALE (Contract)

Date: _____, _____ William Raveis Real Estate Office Address: _____

AGREEMENT between

SELLER(S) _____

Address(es) _____

Telephone Home: () _____ Work: () _____

E-mail _____

who hereby agrees to sell, and

BUYER(S) _____

Address(es) _____

Telephone Home: () _____ Work: () _____

E-mail _____

who hereby agrees to purchase, the property known and described as:

(Property Address Here)

pursuant to the following terms and conditions:

PRICE: \$ _____ **DEPOSIT:** \$ _____, the receipt of which is hereby acknowledged. Deposit shall be held in escrow by the Buyer's Real Estate Agent and will be turned over to the Seller's Attorney prior to closing.

INCLUDED in the sale are the following items:

EXCLUDED from the sale are the following items:

THIS BINDER OF SALE IS CONTINGENT UPON THE FOLLOWING THREE CONDITIONS:

1. Contracts of sale are to be signed, and the balance of the deposit (\$ _____) is to be made on or before _____, _____. The balance of the purchase price is to be paid in cash or certified check upon delivery of the deed or on terms set forth herein.

2. Obtaining a Commitment for a loan, to be secured by a first mortgage on the property, in the amount of \$ _____, amortized in equal monthly payments over a period of _____ years upon standard or prevailing terms as to interest, rate and prepayment limitations on or before _____, _____.

(Please Check all Applicable Inspections)

3. Inspection Reports of: Building _____; Termite _____; Septic _____; Water _____; Radon _____; Pool _____; Tennis Court _____; Lead _____; In-Ground Oil Tank _____; Other _____.

*All to the satisfaction and at the expense of the Buyer, to be completed on or before _____, _____.

The following items are to be adjusted as of the date of closing: Taxes, water charges, rents, association fees, mortgage interest, and interest on assessments, if any for municipal improvements. Balances of assessments, if any, for municipal improvements are to be assumed by the Buyer.

Property is to be Conveyed by Warranty Deed or, if applicable Trustee Deed, in accordance with the usual Connecticut practice.

Buyer acknowledges that the Seller **HAS** _____; **HAS NOT** _____ (please check appropriate space) furnished the Buyer with the Property Condition Disclosure Form required by Connecticut Public Act 95-311 prior to the Buyer's execution of this Agreement. If such a Disclosure has not been furnished, Seller shall give and Buyer shall receive a credit at closing of \$300.00 off of the purchase price.

Seller's Initials: _____ Date: _____ Buyer's Initials: _____ Date: _____ Broker's Initials: _____ Date: _____



BINDER OF SALE (Contract)

CLOSING OF TITLE will be at the office of: _____
 (Attorney's Name)

on _____, _____.

SELLER'S ATTORNEY

Address _____

Telephone Office: () _____ Fax: () _____

E-mail _____

BUYER'S ATTORNEY

Address(es) _____

Telephone Office: () _____ Fax: () _____

E-mail _____

THIS AGREEMENT IS TO REMAIN IN FULL FORCE AND EFFECT AND CONSTITUTE A CONTRACT BETWEEN THE PARTIES HERETO UNLESS OR UNTIL SUPERCEDED BY FURTHER CONTRACT BETWEEN THE PARTIES INCORPORATING DETAILED DESCRIPTION AS HEREIN ABOVE PROVIDED.

AGREED & ACCEPTED, THE SELLER:

AGREED & ACCEPTED, THE BUYER:

 (Signature of Seller & Date)

 (Signature of Buyer & Date)

 (Printed Name of Seller)

 (Printed Name of Buyer)

 (Signature of Seller & Date)

 (Signature of Buyer & Date)

 (Printed Name of Seller)

 (Printed Name of Buyer)

 (Signature of Witness/ Agent)

 (Signature of Witness/Agent)

LISTING AGENT

SELLING AGENT

 (Agents Printed Name)

 (Agents Printed Name)

 (Name of Agency)

 (Name of Agency)

 (Address of Agency)

 (Address of Agency)

 (Phone Number of Agent)

 (Phone Number of Agent)

 (E-mail Address)

 (E-mail Address)