



NEW JERSEY ASSOCIATION OF REALTORS® - STANDARD FORM OF REAL ESTATE CONTRACT

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THIS FORM MAY BE USED ONLY IN THE SALE OF A ONE TO FOUR FAMILY RESIDENTIAL PROPERTY OR VACANT ONE FAMILY LOTS. THIS FORM IS SUITABLE FOR USE ONLY WHERE THE SELLER HAS PREVIOUSLY EXECUTED A WRITTEN LISTING AGREEMENT.

THIS IS A LEGALLY BINDING CONTRACT THAT WILL BECOME FINAL WITHIN THREE BUSINESS DAYS. DURING THIS PERIOD YOU MAY CHOOSE TO CONSULT AN ATTORNEY WHO CAN REVIEW AND/OR CANCEL THE CONTRACT. SEE SECTION ON ATTORNEY REVIEW FOR DETAILS.

CONTRACT OF SALE

1. PURCHASE AGREEMENT AND PROPERTY DESCRIPTION:

Buyer, Soc. Sec. # Soc. Sec. # whose address is

AGREES TO PURCHASE FROM

Seller, Soc. Sec. # Soc. Sec. # whose address is

THROUGH THE BROKER(S) NAMED IN THIS AGREEMENT AT THE PRICE AND TERMS STATED BELOW, THE FOLLOWING PROPERTY:

Property Address: Shown on the municipal tax map of County as Lot Block Approximate size of lot

THE WORDS "BUYER" AND "SELLER" INCLUDE ALL BUYERS AND SELLERS LISTED ABOVE.

2. PURCHASE PRICE: The total purchase price is: \$

3. MANNER OF PAYMENT :

A. Deposit paid by Buyer on signing of this Agreement to Listing Broker or Participating Broker, by cash or check, for which this is a receipt: \$

B. Additional deposit to be paid by Buyer on or before (date): \$

All deposit monies paid by the Buyer shall be held in escrow in the NON-INTEREST BEARING TRUST ACCOUNT of Escrowee, until closing of title, at which time all monies shall be paid over to the Seller. The deposit monies shall not be paid over to the Seller prior to the closing of title, unless agreed in writing by both the Buyer and Seller. In the event the Buyer and Seller cannot agree on the disbursement of these escrow monies, the Escrowee may place the deposit monies in Court requesting the Court to resolve the dispute.

C. IF PERFORMANCE BY BUYER IS CONTINGENT UPON OBTAINING A MORTGAGE.

The Buyer agrees to apply immediately for a mortgage loan through any lending institution of the Buyer's choice or the office of the Listing Broker or the Participating Broker. The application shall be furnished by the Buyer in writing on an application form prescribed by the lending institution to which the application shall be submitted. Buyer shall also furnish, in a timely manner, such other documents and information as is usually required by said lending institution. Failure of Buyer to comply with the foregoing, in good faith, shall be deemed a breach of this Contract of Sale. The amount of mortgage loan required by the Buyer is \$ and will be what is commonly known as the (F.H.A.) (V.A.) (Conventional) (A.R.M.) year direct reduction plan with interest at not more than % and not more than Points. Buyer agrees to pay not more than Points. Seller agrees to pay not more than Points. IF THE MORTGAGE LOAN HAS NOT BEEN ARRANGED, OR IF THE BUYER HAS NOT NOTIFIED SELLER OF BUYER'S DECISION TO COMPLETE THE TRANSACTION WITHOUT OBTAINING A MORTGAGE COMMITMENT, ON OR BEFORE (DATE) THEN EITHER BUYER OR SELLER MAY VOID THIS AGREEMENT BY WRITTEN NOTICE TO THE OTHER PARTY. The method of notifying the other party shall be in accordance with Section 21 of the Agreement. \$

D. BALANCE OF PURCHASE PRICE. The balance of the purchase price shall be paid by cash, certified check or Attorney's Trust Account check on delivery of a (Type of Deed). Title to the Property will be free from all claims or rights of others, except as described in Sections 6, 7, and 8 of this Agreement. The deed shall contain the full legal description of the Property. Payment of the balance of the purchase price by Buyer and delivery of the deed and affidavit of title by Seller occur at the "Closing." The Closing will take place on or before at the office of or such other place as the Seller and the Buyer may agree. \$

TOTAL PURCHASE PRICE: \$

4. BUYER FINANCIALLY ABLE TO CLOSE:

Buyer represents that Buyer has sufficient cash available (together with the mortgage referred to in Section 3) to complete this purchase.

70 **5. ACCURATE DISCLOSURE OF SELLING PRICE:**

71 The Buyer and Seller certify that this Contract accurately reflects the gross sale price as indicated on line
72 sixty-four (64) of this Contract. The Buyer and Seller **UNDERSTAND AND AGREE** that **THIS**
73 **INFORMATION SHALL BE DISCLOSED** to the Internal Revenue Service as required by law.

74
75 **6. TENANTS, IF ANY:**

76 This sale is made subject to the following tenancies. The Seller warrants that these tenancies are not in violation of existing
77 Municipal, County, State or Federal rules, regulations or laws.

78	NAME	LOCATION	RENT	SECURITY DEPOSIT	TERM
79					
80					
81					
82					

83
84 **7. QUALITY OF TITLE :**

85 This sale will be subject to easements and restrictions of record, if any, and such state of facts as an accurate survey might disclose.
86 Generally, an easement is a right of a person other than the owner of Property to use a portion of the Property for a special purpose. A
87 restriction is a recorded limitation on the manner in which a Property owner may use his/her/their Property. The Buyer does not have
88 to complete the purchase, however, if any easement, restriction, or facts disclosed by an accurate survey would substantially interfere
89 with the use of the Property for residential purposes. The sale will also be made subject to applicable zoning ordinances.

90 Title to the Property shall be good, marketable and insurable, at regular rates, by any title insurance company licensed to do
91 business in the State of New Jersey, subject only to the claims and rights described in this section and Section 6. Buyer agrees to order
92 title insurance commitment (title search) and survey if necessary and to furnish copies to Seller. In the event Seller's title shall contain
93 any exceptions other than as set forth in this paragraph, Buyer shall notify Seller and Seller shall have 30 days within which to
94 eliminate those exceptions. If Seller cannot remove those exceptions, Buyer shall have the option to void this Contract or to proceed
95 with closing of title without any reduction in the purchase price. If Buyer elects to void this Contract, as provided in the preceding
96 sentence, the deposit money shall be returned to Buyer and Seller shall reimburse Buyer for search and survey expenses not
97 exceeding _____ dollars.

98
99 **8. BUILDING AND ZONING LAWS:**

100 The Buyer intends to use the Property as a _____ family home. The Seller states, to the best of Seller's knowledge, that this use
101 does not violate any applicable zoning ordinance, building code or other law. The Seller will pay for and obtain Certificate of
102 Occupancy, Certificate of Land Use Compliance or other similar document required by law and will arrange and pay for all
103 inspections required to obtain such document. **SELLER AGREES TO CORRECT ALL VIOLATIONS, AT THE SELLER'S**
104 **OWN EXPENSE, PRIOR TO THE CLOSING OF TITLE.**

105
106 **9. ITEMS INCLUDED IN SALE:**

107 Gas and electric fixtures, cooking ranges and ovens, hot water heaters, linoleum, T.V. antenna, screens, storm sash, shades,
108 blinds, awnings, radiator covers, heating apparatus and sump pump, if any, except where owned by tenants, are included in this sale.
109 All of the appliances shall be in working order as of the closing of title. **This provision shall not survive closing of title.** This means
110 that the Seller **DOES NOT GUARANTEE** the condition of the appliances AFTER the deed and affidavit of title have been delivered
111 to the Buyer at the "Closing". **The following items are also specifically included:**

112 _____
113 _____
114 _____

115
116 **10. ITEMS EXCLUDED FROM SALE:**

117 _____
118 _____

119
120 **11. ASSESSMENTS :**

121 All confirmed assessments and all unconfirmed assessments which may be imposed by the municipality for public improvements
122 which have been completed as of the date of Closing are to be paid in full by the Seller or credited to the Buyer at the Closing. A
123 confirmed assessment is a lien (legal claim) against the Property. An unconfirmed assessment is a potential lien (legal claim) which,
124 when approved by the appropriate governmental body, will become a legal claim against the Property.

125
126 **12. FINAL INSPECTION:**

127 Seller agrees to permit the Buyer or the Buyer's duly authorized representative to examine the interior and exterior of the Property
128 at any reasonable time immediately before Closing.

129
130 **13. NEW JERSEY HOTEL AND MULTIPLE DWELLING HEALTH AND SAFETY ACT:**

131 If the New Jersey Hotel and Multiple Dwelling Health and Safety Act applies to the Property, the Seller represents that the
132 Property complies with the requirements of the Act.

133
134 **14. NO ASSIGNMENT:**

135 This Agreement shall not be assigned without the written consent of the Seller. This means that the Buyer may not transfer to
136 anyone else his/her/their rights under this Agreement to buy the Property.

137
138 **15. RISK OF LOSS:**

139 The risk of loss or damage to the Property by fire or otherwise, except ordinary wear and tear, is on the Seller until the Closing.

140
141 **16. ADJUSTMENTS AT CLOSING; RIGHTS TO POSSESSION:**

142 Rents, water charges, sewer charges, real estate taxes, interest on any existing mortgage to be assumed by Buyer, and fuel are
143 to be apportioned as of the date of actual closing of title. The Buyer shall be entitled to possession of the Property and any rents or
144 profits from the Property, immediately upon the delivery of the deed and closing of title. The Seller shall have the privilege of paying
145 off any person with a claim or right affecting the Property from the proceeds of this sale at the time of Closing.

146 17. **MAINTENANCE AND CONDITION OF PROPERTY:**

147 The Seller agrees to maintain the grounds, buildings and improvements, in good condition, subject to ordinary wear and tear. The
148 premises shall be in "broom clean" condition and free of debris on the date of Closing. Seller represents that all electrical, plumbing,
149 heating and air conditioning systems (if applicable), together with all fixtures included within the terms of the Agreement now work and
150 shall be in proper working order at the time of Closing. Seller further states, that to the best of Seller's knowledge, there are currently no
151 leaks or seepage in the roof, walls or basement **UNLESS OTHERWISE INDICATED IN THE ADDITIONAL CONTRACTUAL**
152 **PROVISIONS SECTION (Section 30) OF THIS AGREEMENT. ALL REPRESENTATIONS AND/OR STATEMENTS**
153 **MADE BY THE SELLER, IN THIS SECTION, SHALL NOT SURVIVE CLOSING OF TITLE.** This means that the Seller **DOES**
154 **NOT GUARANTEE** the condition of the premises AFTER the deed and affidavit of title have been delivered to the Buyer at the "Closing".
155

156 18. **LEAD-BASED PAINT DOCUMENT ACKNOWLEDGMENT: (Applies to dwellings built before 1978)**

157 Buyer acknowledges receipt of the EPA pamphlet entitled "Protect Your Family From Lead In Your Home." Moreover, a copy of
158 a document entitled "Disclosure of Information and Acknowledgment Lead-Based Paint and Lead-Based Paint Hazards" has been
159 fully completed and signed by Buyer, Seller and Broker(s) and is appended to this Agreement as Addendum "A" and is part of this
160 Agreement.
161

162 19. **LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARD CONTINGENCY CLAUSE: (This paragraph is**
163 **applicable to all dwellings built prior to 1978. The law requires that unless the Buyer and Seller agree to a longer or shorter**
164 **period, Seller must allow Buyer a ten-day (10) period within which to complete an inspection and/or risk assessment of the**
165 **Property. Buyer, however, has the right to waive this clause in its entirety.)**

166 This Agreement is contingent upon an inspection and/or risk assessment (the "Inspection") of the Property by a certified
167 inspector/risk assessor for the presence of lead-based paint and/or lead-based paint hazards. The Inspection shall be ordered and
168 obtained by the Buyer at the Buyer's expense, within ten (10) calendar days after the termination of the Attorney Review period set forth
169 in Section 22 of this Agreement (the "Completion Date"). If the inspection indicates that no lead-based paint or lead-based paint hazard
170 is present at the Property, this contingency clause shall be deemed to be null and void. If the Inspection indicates that lead-based paint or
171 lead-based paint hazard is present at the Property, this contingency clause will terminate at the time set forth above unless within five (5)
172 days from the Completion Date, the Buyer delivers a copy of the inspection and/or risk assessment report to the Seller and Broker(s) and
173 (a) advises Seller and Broker(s), in writing, that Buyer is voiding this Agreement; or (b) delivers to Seller and Brokers(s) a written
174 amendment (the "Amendment") to this Agreement listing the specific existing deficiencies and corrections required by the Buyer.
175 The Amendment shall provide that the Seller agrees to (a) correct the deficiencies; and (b) furnish the Buyer with a certification
176 from a certified inspector/risk assessor that the deficiencies have been corrected, before the date of Closing. The Seller shall have
177 days after receipt of the Amendment to sign and return it to Buyer or send a written counter-proposal to Buyer. If Seller does not
178 sign and return the Amendment or fails to offer a counter-proposal, this Agreement shall be null and void. In the event Seller
179 offers a counter proposal, Buyer shall have _____ days after receipt of the counter-proposal to accept it. If the Buyer fails to accept the
180 counter-proposal within the time limit provided, this Agreement shall be null and void.
181

182 20. **INSPECTION CONTINGENCY CLAUSE:**

183 A. **Responsibilities of Home Ownership**

184 The Buyer and Seller acknowledge and agree that because the purchase of a home is one of the most significant investments a person can
185 make in a lifetime, all aspects of this transaction require considerable analysis and investigation by Buyer before closing title to the
186 Property. While the Broker(s) and Salesperson(s) who are involved in this transaction are trained as licensees under the License Law of
187 the State of New Jersey, they readily acknowledge that they have had no special training or experience with respect to the complexities
188 pertaining to the multitude of structural, topographical and environmental components of this Property. For example, and not by way
189 of limitation, the Broker(s) and Salesperson(s) have no special training, knowledge or experience with regard to discovering and/or
190 evaluating physical defects including structural defects, roof, basement, mechanical equipment such as heating, air conditioning, electrical
191 systems, sewage, plumbing, exterior drainage, termite and other types of insect infestation or damage caused by such infestation.
192 Moreover, the Broker(s) and Salesperson(s) similarly have no special training, knowledge or experience with regard to evaluation of
193 possible environmental conditions which might affect the Property pertaining to the dwelling such as the existence of radon gas,
194 formaldehyde gas, airborne asbestos fibers, toxic chemicals, underground storage tanks, lead or other pollutants in the soil, air or water.
195

196 B. **Buyer's Rights To Inspections**

197 The Buyer acknowledges that the Property is being sold in an "AS IS" condition and that this Agreement is entered into based
198 upon the knowledge of the Buyer as to the value of the land and whatever buildings are upon the Property, and not on any
199 representation made by the Seller, the named Broker(s) or their agents as to character or quality. Therefore, the Buyer, at the Buyer's
200 sole cost and expense, is granted the right to have the dwelling and all other aspects of the Property, inspected and evaluated by
201 "qualified inspectors" (as the term is defined in paragraph E below) for the purpose of determining the existence of any physical
202 defects or environmental conditions such as outlined above. If Buyer chooses to make the inspections referred to in this paragraph,
203 such inspections must be completed, and written reports must be furnished to the Seller listed in Section 1 and Broker(s) listed in
204 Section 24 of this Agreement within **14** calendar days after the end of the Attorney Review Period set forth in Section 22 of this
205 Agreement. If Buyer shall fail to furnish such written reports to the Seller and Broker(s) within the time period specified in this
206 paragraph, this contingency clause shall be deemed waived by Buyer, and the Property shall be deemed acceptable by Buyer. The time
207 period for furnishing the inspection reports is referred to as the "Inspection Time Period".

208 C. **Responsibilities to Cure**

209 If any physical defects, or environmental conditions are reported by the inspectors to the Seller within the Inspection Time
210 Period, the Seller shall then have seven (7) calendar days after the receipt of such reports to notify the Buyer in writing that the Seller
211 shall correct or cure any of the defects set forth in such reports. If Seller shall fail to notify Buyer of Seller's agreement to so cure and
212 correct, such failure to so notify shall be deemed to be a refusal by Seller to cure or correct such defects. If Seller shall fail to agree to
213 cure or correct such defects within said seven (7) day period, or if any part of the dwelling is found to be located within a flood hazard
214 area, or if the environmental condition at the Property is incurable and is of such significance as to unreasonably endanger the health
215 of the Buyer, the Buyer shall then have the right to void this Contract by notifying the Seller in writing within seven (7) calendar days
216 thereafter. If Buyer shall fail to void this Contract within the seven (7) day period, the Buyer shall have waived his right to cancel this
217 Contract and this Contract shall remain in full force, and Seller shall be under no obligation to correct or cure any of the defects set
218 forth in the inspections. If Seller shall agree to correct or cure such defects, all such repair work shall be completed by Seller prior to
219 the closing of title.

220 D. **Flood Hazard Area (delete if not applicable)**

221 Buyer acknowledges that the Property is within a flood hazard area, and Buyer waives Buyer's right to void this Agreement for
222 such reason.

223 E. **Qualifications of Inspectors**

224 Where the term "qualified inspectors" is used in this Contract, it is intended to refer to persons who are licensed by the State of
225 New Jersey for such purpose or who are regularly engaged in the business of inspecting residential properties for a fee and who
226 generally maintain good reputations for skill and integrity in their area of expertise.
227

228 21. **NOTICES:**

228 All notices as required in this Contract must be in writing. All notices shall be by certified mail, by telegram, telefax or by
229 delivering it personally. The telegram, certified letter or telefax will be effective upon sending. The personal delivery will be effective
230 upon delivery to the other party. Notices to the Seller shall be addressed to the address that appears on line seventeen (17) of this
231 Contract. Notice to the Buyer shall be addressed to the address that appears on line nine (9) of this Contract.

232
233 **22. ATTORNEY REVIEW CLAUSE:**

234 **(1) Study by Attorney**

235 The Buyer or the Seller may choose to have an attorney study this Contract. If an attorney is consulted, the attorney must
236 complete his or her review of the Contract within a three-day period. This Contract will be legally binding at the end of this three-day
237 period unless an attorney for the Buyer or the Seller reviews and disapproves of the Contract.

238 **(2) Counting the Time**

239 You count the three days from the date of delivery of the signed Contract to the Buyer and Seller. You do not count Saturdays,
240 Sundays or legal holidays. The Buyer and the Seller may agree in writing to extend the three-day period for attorney review.

241 **(3) Notice of Disapproval**

242 If an attorney for the Buyer or the Seller reviews and disapproves of this Contract, the attorney must notify the REALTOR® (S)
243 and the other party named in this Contract within the three-day period. Otherwise this Contract will be legally binding as written.
244 The attorney must send the notice of disapproval to the REALTOR® (S) by certified mail, by telegram, or by delivering it personally.
245 The telegram or certified letter will be effective upon sending. The personal delivery will be effective upon delivery to the
246 REALTOR® (S) office. The attorney may also, but need not, inform the REALTOR® (S) of any suggested revision(s) in the Contract
247 that would make it satisfactory.

248
249 **23. ENTIRE AGREEMENT; PARTIES LIABLE:**

250 This Agreement contains the entire agreement of the parties. No representations have been made by any of the parties, the
251 Broker(s) or his/her/their agents except as set forth in this Agreement. This Agreement is binding upon all parties who sign it and all
252 who succeed to their rights and responsibilities.

253
254 **24. BROKER'S COMMISSION:**

255 The commission, in accord with the previously executed listing agreement, shall be due and payable at the time of actual closing
256 of title and payment by Buyer of the purchase consideration for the Property. The Seller hereby authorizes and instructs the Buyer's
257 attorney, or the Buyer's title insurance company or whomever is the disbursing agent to pay the full commission as set forth below to
258 the below mentioned Broker/Brokers out of the proceeds of sale prior to the payment of any such funds to the Seller. Buyer consents to
259 the disbursing agent making the said disbursements.

COMMISSION IN ACCORD WITH PREVIOUSLY EXECUTED LISTING
AGREEMENT, LESS PARTICIPATING BROKER'S COMMISSION (IF ANY)

260
261
262 Listing Broker

263
264 Address and Telephone #

265
266 Participating Broker

Commission

267
268 Address and Telephone #

269
270 **25. FAILURE OF BUYER OR SELLER TO SETTLE:**

271 In the event the Seller willfully fails to close title to the Property in accordance with this Contract, the Buyer may commence any
272 legal or equitable action to which the Buyer may be entitled. In the event the Buyer fails to close title in accordance with this Contract,
273 the deposit monies paid on account, at the Seller's option, shall be paid over to the Seller as liquidated damages. In the alternative, the
274 Seller may commence an action for damages it has suffered, and, in such case, the deposit monies paid on account of the purchase
275 price shall be applied against such damages. Liquidated damages means the Seller will keep the money paid on account and not
276 commence any legal action for the Buyer's failure to close title. In the event the Seller breaches this Contract, Seller will, nevertheless,
277 be liable to the Broker for commissions as otherwise set forth in this Contract.

278
279 **26. CONSUMER INFORMATION STATEMENT ACKNOWLEDGMENT:**

280 By signing below the sellers and purchasers acknowledge they received the Consumer Information Statement on New Jersey Real
281 Estate Relationships from the brokerage firms involved in this transaction prior to the first showing of the property.

282
283 **27. DECLARATION OF LICENSEE BUSINESS RELATIONSHIP(S):**

284 A. I, _____, (name of licensee)

285 AS AN AUTHORIZED REPRESENTATIVE OF _____ (name of licensee firm)

286 AM WORKING IN THIS TRANSACTION AS (choose one) SELLER'S AGENT ONLY BUYER'S AGENT ONLY
287 DISCLOSED DUAL AGENT TRANSACTION BROKER.

288
289 B. INFORMATION SUPPLIED BY _____ (name of other firm)

290 HAS INDICATED THAT IT IS OPERATING IN THIS TRANSACTION AS A (choose one) SELLER'S AGENT

291 BUYER'S AGENT DISCLOSED DUAL AGENT TRANSACTION BROKER.

292
293 **28. MEGAN'S LAW STATEMENT:**

294 UNDER NEW JERSEY LAW, THE COUNTY PROSECUTOR DETERMINES WHETHER AND HOW TO PROVIDE
295 NOTICE OF THE PRESENCE OF CONVICTED SEX OFFENDERS IN AN AREA. IN THEIR PROFESSIONAL
296 CAPACITY, REAL ESTATE LICENSEES ARE NOT ENTITLED TO NOTIFICATION BY THE COUNTY
297 PROSECUTOR UNDER MEGAN'S LAW AND ARE UNABLE TO OBTAIN SUCH INFORMATION FOR YOU. UPON
298 CLOSING, THE COUNTY PROSECUTOR MAY BE CONTACTED FOR SUCH FURTHER INFORMATION AS MAY
299 BE DISCLOSABLE TO YOU.

300
301
302
303

304 **29. NOTICE ON OFF-SITE CONDITIONS:**
 305 **PURSUANT TO THE NEW RESIDENTIAL CONSTRUCTION OFF-SITE CONDITIONS DISCLOSURE ACT, P.L.**
 306 **1995, C. 253, THE CLERKS OF MUNICIPALITIES IN NEW JERSEY MAINTAIN LISTS OF OFF-SITE**
 307 **CONDITIONS WHICH MAY AFFECT THE VALUE OF RESIDENTIAL PROPERTIES IN THE VICINITY OF**
 308 **THE OFF-SITE CONDITION. PURCHASERS MAY EXAMINE THE LISTS AND ARE ENCOURAGED TO**
 309 **INDEPENDENTLY INVESTIGATE THE AREA SURROUNDING THIS PROPERTY IN ORDER TO BECOME**
 310 **FAMILIAR WITH ANY OFF-SITE CONDITIONS WHICH MAY AFFECT THE VALUE OF THE PROPERTY. IN**
 311 **CASES WHERE A PROPERTY IS LOCATED NEAR THE BORDER OF A MUNICIPALITY, PURCHASERS MAY**
 312 **WISH TO ALSO EXAMINE THE LIST MAINTAINED BY THE NEIGHBORING MUNICIPALITY.**

313
 314 **30. ADDITIONAL CONTRACTUAL PROVISIONS (IF ANY):**
 315 *Upon the acceptance of this contract by the seller, the seller agrees to immediately*
 316 *remove the property from the market, remove the keybox, instruct the listing*
 317 *REALTOR to post in all Multiple Listing Services as contracts in transit and allow no*
 318 *further showings of the property.*

326 **31. INDEX:**

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337 **In the presence of**

_____	_____	_____	(L.S.)
	Date	Buyer	
_____	_____	_____	(L.S.)
	Date	Buyer	
_____	_____	_____	(L.S.)
	Date	Seller	
_____	_____	_____	(L.S.)
	Date	Seller	