

Earnest Money Contract Information

Date: _____, 20__

Buyer Name: _____ Address: _____ Email: _____ Phone No. _____	Seller Name: _____ Address: _____ Email: _____ Phone No. _____
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Property Description:

Full Street Address: _____ Lot No. _____, Block _____,
 _____ Addition, City of _____, County of _____ or as
 described on the attached exhibit.

Sales Price:	
Cash down	\$ _____
Sum of all financing to be obtained by the Buyer	-
Sales Price (Sum of cash down and financing)	\$ _____
	-
	\$ _____
	-

Financing: (Select all that apply)	
<input type="checkbox"/> Third Party Financing in the amount of	\$ _____
<input type="checkbox"/> Seller financing in the amount of	\$ _____
<input type="checkbox"/> Assumption of existing loan with an approximate balance of	\$ _____

Financing Details:

Third Party Loan Details: Loan amount \$ _____	Maximum interest rate _____ %	Loan Term _____ years
Seller Financing Details: : Loan amount \$ _____	Interest rate _____ %	Loan Amortization Term _____ years
The note will mature in _____ years		

Earnest Money: When the contract is signed, the Buyer will deposit \$ _____ as earnest money with _____, _____, Texas _____ as escrow agent.

Closing Date:

- _____ days after Option/Feasibility period ends
- On _____, 20__

Title Insurance and Survey:

Title insurance will be provided by _____ and will be paid for by Seller Buyer Split equally between Buyer and Seller.

No title insurance is required.

Survey is required is not required.

<input type="checkbox"/>	If a survey is required, <input type="checkbox"/> Seller will provide copy of existing survey within _____ days. If new survey is required <input type="checkbox"/> Buyer <input type="checkbox"/> Seller will pay the cost.
<input type="checkbox"/>	Within _____ days, Buyer will obtain a new survey at Buyer's expense
<input type="checkbox"/>	Within _____ days, Seller will obtain a new survey at Seller's expense

Closing: This transaction will close on or before _____, 20__.

Possession will be delivered to the Buyer at closing on _____, 20__

Property Condition: Seller has has not given Buyer any required Seller disclosures

Buyer [] accepts the Property in its current condition or [] Seller will be required to make the following repairs:

Real Estate Broker Information: [] _____ has a listing on the Property and will be paid a commission of ____ % of the Sales Price. [] No broker has a listing on the property [] _____ is a real estate broker representing the Buyer and will be paid a commission of ____ % of the sales price.

Option/Feasibility Period: Length ____ days Consideration for option \$ _____

Property Information (investment/commercial) contract only: Number of days Seller has to deliver _____
Required Information:

- Rent roll
- Copies of leases
- Copies of underlying notes and deeds of trust which Buyer will assume
- Copies of service/maintenance contracts
- Copies of utility capacity letters from water and sewer providers
- Copies of warranties and guaranties
- Copies of insurance policies
- Copies of leasing/mgmt. agreements
- Copies of plans and specs
- Copies of utility and repair invoices for last 2 years
- Copies of income and expense statements for last ____ years
- Copies of environmental assessments, etc.
- Copies of real and personal property tax statements for 2 years
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Leases:

Are there existing leases? ____ Yes ____ No
Estoppel certificates required ____ Yes ____ No

Specific performance allowed ____ Yes ____ No

Is there a like kind exchange ____ Yes ____ No

Add required acceptance date to offer

Material Facts:

- Seller not aware of any material defects listed in attached property condition statement
- Delete the entire representation
- Modify representation to actual knowledge with no duty of further inquiry and delete all environmental reps

Special Provisions: (List any specific details not otherwise covered)

Additional Information:

The property is subject to mandatory membership in a property owners' association

Improvements on the property were constructed prior to 1979

The property uses propane and has a propane tank located on it

The property is located in a municipal utility district, road district or other taxing district

The property is located on a creek or lake

Seller will provide a residential service contract at a cost of not more than \$_____

Seller agrees to pay \$_____ of Buyer's closing costs

Seller will give Buyer a _____ day inspection period to inspect the property for an option fee of \$_____. Buyer can terminate this contract at any time during the inspection period.