







contract is cancelled in accordance with paragraph 13, 14, 17, 18 or 19 of this Contract, the Seller will pay the Buyer for all title and survey costs.

**21. Assessments for Municipal Improvements.** Certain municipal improvements such as sidewalks and sewers may result in the municipality charging property owners to pay for the improvement. All unpaid charges (assessments) against the property for work completed before the closing will be paid by the Seller at or before the closing. If the improvement is not completed before the closing, then only the Buyer will be responsible. If the improvement is completed, but the amount of the charge (assessment) is not determined, the Seller will pay an estimated amount at the closing. When the amount of the charge is finally determined, the Seller will pay any deficiency to the Buyer (if the estimate proves to have been too low), or the Buyer will return any excess to the Seller (if the estimate proves to have been too high).

**22. Adjustments at Closing.** The Buyer and Seller agree to adjust the following expenses as of the closing date: rents, municipal water charges, sewer charges, taxes, interest on any mortgage to be assumed and insurance premiums. If the property is heated by fuel oil, the Buyer will buy the fuel oil in the tank at the closing date. The price will be the current price at that time as calculated by the supplier. The Buyer or the Seller may require that any person with a claim or right affecting the property be paid off from the proceeds of this sale.

**23. Possession.** At the closing the Buyer will be given possession of the property. No tenant will have any right to the property unless otherwise agreed in this contract.

**24. Complete Agreement.** This contract is the entire and only agreement between the Buyer and the Seller. This contract replaces and cancels any previous agreements between the Buyer and the Seller. This contract can only be changed by an agreement in writing signed by both Buyer and Seller. The Seller states that the Seller has not made any other contract to sell the property to anyone else. The Seller's agreement to pay the Broker (if any) is contained on the next page.

**25. Parties Liable.** This contract is binding upon all parties who sign it and all who succeed to their rights and responsibilities.

**26. Notices.** All notices under this contract must be in writing. The notices must be delivered personally or mailed by certified mail, return receipt requested, to the other party at the address written in this contract, or to that party's attorney.

SIGNED AND AGREED TO BY:

Witnessed or Attested by:

Date Signed:

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(Seal)

BUYER

As to Buyer(s)

(Seal)

BUYER

(Seal)

SELLER

As to Seller(s)

(Seal)

SELLER



**CONTRACT**  
**FOR SALE OF REAL ESTATE**

Between

Seller(s)

and

Buyer(s)

DATED:

Record and return to:

**Broker's Commission** The Seller agrees to pay \_\_\_\_\_ a  
commission (fee) of \_\_\_\_\_ % of the purchase price. This commission is not earned until the title is  
transferred and the purchase price is paid. This commission will be paid at the closing. This  
agreement takes the place of any prior agreement regarding the payment of commissions.

Dated:

\_\_\_\_\_  
Broker

\_\_\_\_\_  
Seller