

GOLDEN LETTER FOR REAL ESTATE PURCHASE AGREEMENT

Property Location: _____ Reference Number: _____

Seller Information:

Full Legal Name: _____

Government Issued ID No.: _____

Address: _____

Phone/Email: _____

Buyer Information:

Full Legal Name: _____

Government Issued ID No.: _____

Address: _____

Phone/Email: _____

Property Information:

Property Address: _____

Legal Description: _____

Parcel Number / Tax ID: _____

Zoning Classification: _____

Purchase Price and Payment Terms:

Purchase Price: _____ USD

Deposit Amount: _____ USD

Payment Method and Schedule: _____

1. Purpose of Agreement

Seller agrees to sell and Buyer agrees to purchase the real property described above (the “Property”) under the terms and conditions set forth in this Agreement. Seller affirms it holds lawful title free of encumbrances except as disclosed herein and has full authority to convey the Property.

2. Property Condition; AS-IS

Buyer acknowledges the Property is sold AS-IS and WHERE-IS, without any warranties or guarantees, except as expressly set forth in this Agreement. Buyer has had the opportunity to inspect the Property and accepts its condition subject only to rights expressly provided herein.

3. Title and Encumbrances

Seller warrants that the Property title is clear of all liens, mortgages, encumbrances, judgments, and restrictions except those disclosed in this Agreement or attached schedules. Seller shall deliver marketable title at Closing by warranty deed or equivalent.

4. Closing

The Closing shall occur at a mutually agreed location and time. At Closing, Buyer shall pay the balance of the Purchase

Price by wire transfer, cashier's check, or other immediately available funds acceptable to Seller. Seller shall deliver all necessary instruments to transfer title and possession to Buyer.

5. Risk of Loss

Risk of loss or damage to the Property shall remain with Seller until Closing, at which point risk passes to Buyer. Seller agrees to maintain the Property in substantially the same condition prior to Closing.

6. Inspections and Due Diligence

Buyer may conduct inspections, surveys, and investigations at Buyer's expense prior to Closing. Buyer may terminate this Agreement based on unsatisfactory inspection results within a mutually agreed timeframe.

7. Property Taxes and Utilities

All property taxes, assessments, and utility charges shall be prorated between Buyer and Seller as of the Closing Date. Seller shall pay all due taxes and charges up to Closing.

8. Representations and Warranties

Each party represents that it has the full right and capacity to enter into this Agreement and perform its obligations. Seller represents the Property complies with applicable laws and zoning and is free from undisclosed violations.

9. Default and Remedies

If Buyer fails to perform, Seller may retain any deposits as liquidated damages. If Seller fails to perform, Buyer may seek specific performance, damages, or termination and refund of deposits. Remedies are cumulative and not exclusive.

10. Notices

All notices under this Agreement shall be in writing and delivered personally, by nationally recognized courier, certified mail, or electronic means with confirmation, to the addresses provided by the parties.

11. Governing Law and Venue

This Agreement shall be governed by the laws of the State of _____. The parties consent to jurisdiction and venue in the courts located within _____ County, _____. Both parties waive any right to trial by jury.

12. Entire Agreement; Amendments

This Agreement constitutes the entire understanding between the parties and supersedes all prior agreements. Amendments or waivers must be in writing signed by both parties.

13. Severability

If any term or provision is found invalid or unenforceable, the remainder shall remain in full force and effect. The invalid provision will be replaced with a valid provision that best reflects the intent.

14. Counterparts and Signatures

This Agreement may be executed in counterparts, including electronic versions, each of which shall be deemed an original. Together, all counterparts constitute one agreement.

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

Original source of this document:

<https://letter247-us.com/real-estate-golden-letter/>

Did you find this template helpful?

Find more updated templates at:

<https://letter247-us.com/>

[View more templates](#)

This template is intended exclusively for personal, non-commercial use.
If distributed or published, the source must be mentioned.

This template is provided for guidance only and does not constitute legal advice.
It is recommended to consult a legal professional for each specific case.