



# WILLIAM RAVEIS

REAL ESTATE • MORTGAGE • INSURANCE



## 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 Broker 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 \$500.00 off of the purchase price.

Buyer acknowledges that the Seller **HAS**  ; **HAS NOT**  (please check appropriate space) furnished the Buyer with the AFFIDAVIT CONCERNING SMOKE AND CARBON MONOXIDE DETECTORS (For 1-2 family homes) required by Connecticut Public Act 13-272 at closing. If such an Affidavit has not been furnished at closing, Seller shall credit Buyer with the sum of \$250 at closing unless the transaction is otherwise exempted under subsection (e) of such Act.

Seller's Initials: \_\_\_\_\_ Date: \_\_\_\_\_ Buyer's Initials: \_\_\_\_\_ Date: \_\_\_\_\_ Broker's Initials: \_\_\_\_\_ Date: \_\_\_\_\_



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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
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. THE PARTIES ACKNOWLEDGE THAT THEY HAVE HAD AN OPPORTUNITY TO CONSULT AN ATTORNEY BEFORE SIGNING THIS AGREEMENT.

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

(Agent's Printed Name)

(Agent's 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)