



## Purchase and Sale Agreement

This agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ between

Seller(s) NATIONAL REALTY GROUP, LLC., having a Tax ID # of \_\_\_\_\_  
and

Buyer \_\_\_\_\_ and or assignees. Seller agrees  
to sell and buyer agrees to buy the following described real property together with all  
improvements and fixtures and the personal property described below:

Street Address \_\_\_\_\_

Legal description:

\_\_\_\_\_  
\_\_\_\_\_

Parcel/Tax Map #: \_\_\_\_\_

Situated in the County of: \_\_\_\_\_

Personal property included: \_\_\_\_\_  
\_\_\_\_\_

Earnest Money Deposit: \$ \_\_\_\_\_

Gross Cash to Seller at Closing: \$ \_\_\_\_\_

Purchase Price: \$ \_\_\_\_\_

The purchase price to be paid as follows:

**1. EARNEST MONEY** to be deposited with licensed title company, or attorney immediately upon acceptance by seller. Earnest Money will be equal to 10% of the Purchase Price ("Your Price") indicated by Seller. Buyer will have 7 Business days from the date of the receipt of the earnest money to fund the remaining balance owed.

**2. THE BALANCE DUE SELLER** in the amount of \$ \_\_\_\_\_ shall be paid within 7 business days of receipt of the Earnest Money. Seller reserves the right to sell subject property and collect all revenues thereof until a deposit of the Earnest Money has been confirmed received.

**3. PRORATIONS, IMPOUNDS & SECURITY DEPOSITS:** Property taxes, insurance, and rents shall be prorated as of the date of closing. All security deposits shall be transferred to buyer at closing. All impound accounts for taxes and insurance are included in the purchase price and shall be transferred to buyer at closing. Any shortage in these accounts shall be charged to seller at closing.

**4. CONDITION OF HOUSE AND APPLIANCES:** Seller warrants that the house and all mechanical systems and appliances will be in good working order at closing. Buyer will have access to property for inspection and the cost of

any needed repairs will be paid by seller at closing. Appliances and other personal property will be transferred by bill of sale free of encumbrances at closing.

**5. CLOSING DATE AND TRANSFER OF TITLE:** This transaction shall close on or before \_\_\_\_\_, 20\_\_\_\_. Closing will be held at O'Kelley and Sorohan, and Seller(s) agree to transfer marketable title free and clear of all encumbrances except those listed and pay any required state taxes or stamps required to record deed and mortgage.

**6. DAMAGE TO PROPERTY:** Seller shall maintain property in its current condition and keep it insured against all loss until closing in the event of destruction covered by insurance, buyer may elect to close and collect the insurance proceeds.

**7. DEFAULTS:** If buyer defaults under this contract, any and all monies deposited by buyer(s) shall be retained by seller as full liquidated damages. If seller defaults, buyer may pursue all remedies allowed by law and seller agrees to be responsible for all costs incurred by buyer as a result of sellers default.

**8. SUCCESSORS AND ASSIGNEES:** The terms and conditions of this contract shall bind all successors, heirs, administrators, trustees, executors and assignees of the respective parties.

**9. ACCESS ADVERTISING AND REPAIRS MADE BY BUYERS:** Sellers agree that buyers may advertise property and have access during reasonable hours to show property to others. If the property is vacant and in need of repairs, buyers at their expense may make repairs and improvements, and any improvements made shall become the property of the seller should the buyer default,

**10. ADDITIONAL TERMS AND CONDITIONS:**

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The undersigned have read the above information, understand it and verify that it is correct.

SELLERS:  
NATIONAL REALTY GROUP, LLC  
2323 MAIN STREET  
TUCKER, GA 30084

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By: Charles C. Sells

\_\_\_\_\_  
Date:

BUYERS:

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\_\_\_\_\_  
By:

\_\_\_\_\_  
Date: