### **Purchase Agreement**

**This Purchase Agreement** ("Agreement") is made and entered into on this [Date] by and between [Seller’s Full Name], hereinafter referred to as the "Seller," and [Buyer’s Full Name], hereinafter referred to as the "Buyer." The Seller agrees to sell, and the Buyer agrees to purchase the property described below under the terms and conditions set forth in this Agreement.

#### **1. Property Description**

* The property subject to this Agreement is located at [Full Address and Legal Description of the Property], hereinafter referred to as the "Property."
* The Property includes [list any buildings, fixtures, or additional items included in the sale, if applicable].

#### **2. Purchase Price and Payment Terms**

* The Buyer agrees to pay a total purchase price of [Amount in Dollars, e.g., $100,000] for the Property.
* Payment will be made as follows:
  + **Deposit**: An initial deposit of [Amount, e.g., $5,000], payable upon signing this Agreement. This deposit will be held in escrow and applied to the purchase price.
  + **Balance**: The remaining balance of [Remaining Amount] will be paid in full at closing.

#### **3. Financing and Contingencies**

* **Financing**: The Buyer [will/will not] be seeking financing for the purchase. If financing is required, the Buyer has [Number of Days, e.g., 30 days] from the date of this Agreement to secure financing.
* **Contingencies**: This Agreement is contingent upon the following conditions:
  + **Inspection**: Buyer has [Number of Days, e.g., 10 days] to inspect the Property. If any issues arise, the Buyer may negotiate repairs or withdraw from the Agreement.
  + **Title Examination**: Buyer shall have the right to review the title. Any title issues must be resolved by the Seller prior to closing.

#### **4. Escrow and Closing**

* An escrow account will be established with [Escrow Company/Attorney], where the Buyer’s deposit and balance payments will be held.
* The closing date shall occur on or before [Closing Date], unless both parties agree to a different date in writing.
* At closing, the Seller will provide a general warranty deed, transferring ownership of the Property to the Buyer free and clear of all liens, encumbrances, and claims.

#### **5. Title and Title Insurance**

* The Seller warrants that they hold good and marketable title to the Property and will deliver the title, free of any liens or encumbrances, at the time of closing.
* The Buyer shall obtain title insurance at the Buyer's expense to protect against any title defects.

#### **6. Default and Remedies**

* **Buyer’s Default**: If the Buyer fails to complete the purchase as specified in this Agreement, the Seller may retain the deposit as liquidated damages.
* **Seller’s Default**: If the Seller fails to complete the sale, the Buyer may pursue any available legal remedies, including the right to specific performance or return of the deposit.

#### **7. Representations and Warranties**

* The Seller represents that the Property is being sold "as is," with no warranties as to physical condition, except as specifically provided in this Agreement.
* Any disclosures regarding environmental hazards, zoning restrictions, or community-specific rules will be provided by the Seller prior to closing.

#### **8. Eco-Village or Community Covenants (if applicable)**

* The Buyer agrees to abide by all eco-village or community-specific covenants, rules, and regulations, which include [summarize any specific requirements like sustainable practices, shared resource agreements, etc.].

#### **9. Possession**

* Possession of the Property shall be delivered to the Buyer at the time of closing, free of any occupants or personal property of the Seller, unless otherwise agreed.

#### **10. Additional Provisions**

* **Notices**: All notices required under this Agreement shall be in writing and delivered to the parties’ addresses as follows:
  + Seller: [Seller’s Address]
  + Buyer: [Buyer’s Address]
* **Governing Law**: This Agreement shall be governed by and construed in accordance with the laws of the State of [State].
* **Entire Agreement**: This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements, understandings, or representations.
* **Amendments**: Any amendments to this Agreement must be in writing and signed by both parties.

#### **11. Execution of Agreement**

* **Counterparts**: This Agreement may be signed in counterparts, and together the counterparts shall constitute one complete document.
* **Signatures**: The parties have executed this Agreement as of the date first above written.

**Seller’s Signature**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Date**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Buyer’s Signature**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Date**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_