

Protect Your Clients and Their Loved Ones...

Write Us In!

Form 21
Residential Purchase & Sale Agreement
Rev. 2/17
Page 1 of 5

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**RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT
SPECIFIC TERMS**

1. Date: _____ MLS No.: _____ Offer Expiration Date: _____

2. Buyer: _____
Buyer _____ Buyer _____ Spouse _____

3. Seller: _____
Seller _____ Seller _____

4. Property: Legal Description attached as Exhibit A. Tax Parcel No(s): _____
Address _____ City _____ County _____ State _____ Zip _____

5. Included Items: stove/range; refrigerator; washer; dryer; dishwasher; hot tub; fireplace insert;
 wood stove; satellite dish; security system; attached television(s); attached speaker(s); microwave;
 generator; other _____

6. Purchase Price: \$ _____ Dollars

7. Earnest Money: \$ _____ Check; Note; Other _____ (held by Selling Firm; Closing Agent)

8. Default: (check only one) Forfeiture of Earnest Money; Seller's Election of Remedies

9. Title Insurance Company: _____

10. Closing Agent: **Chicago Title Company**
Company _____ Individual (optional) _____

11. Closing Date: _____ Possession Date: on Closing; Other _____

12. Services of Closing Agent for Payment of Utilities: Requested (attach NWMLS Form 22K); Waived

13. Charges/Assessments Levied Before but Due After Closing: assumed by Buyer; prepaid in full by Seller at Closing

14. Seller Citizenship (FIRPTA): Seller is; is not a foreign person for purposes of U.S. income taxation

15. Agency Disclosure: Selling Broker represents: Buyer; Seller; both parties; neither party
Listing Broker represents: Seller; both parties

16. Addenda: _____

Buyer's Signature _____ Date _____ Seller's Signature _____ Date _____
Buyer's Signature _____ Date _____ Seller's Signature _____ Date _____
Buyer's Address _____ Seller's Address _____
City, State, Zip _____ City, State, Zip _____
Phone No. _____ Fax No. _____ Phone No. _____ Fax No. _____
Buyer's E-mail Address _____ Seller's E-mail Address _____
Selling Firm _____ MLS Office No. _____ Listing Firm _____ MLS Office No. _____
Selling Broker (Print) _____ MLS LAG No. _____ Listing Broker (Print) _____ MLS LAG No. _____
Firm Phone No. _____ Broker Phone No. _____ Firm Fax No. _____ Firm Phone No. _____ Broker Phone No. _____ Firm Fax No. _____
Selling Firm Document E-mail Address _____ Listing Firm Document E-mail Address _____
Selling Broker's E-mail Address _____ Listing Broker's E-mail Address _____
Selling Broker DOL License No. _____ Selling Firm DOL License No. _____ Listing Broker DOL License No. _____ Listing Firm DOL License No. _____



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