

CONTRACT FOR SALE AND PURCHASE OF REAL PROPERTY

This Contract for Sale and Purchase of Real Property (hereinafter the "Contract") becomes a binding legal instrument when signed and a legally binding contract when executed by both parties. The Seller and the Buyer should each consult an attorney before signing this document or arrange for attorney approval within the time frame set forth herein. The form of this Contract has been approved by the Ithaca Board of Realtors, Inc. and the Tompkins County Bar Association, Inc. The Contract consists of Part A, Part B as recorded in the Tompkins County Clerk's Office as Instrument No. 569444-001, the Signature Page, and any Addenda signed by the Seller and the Buyer.

PART A

Part A of the Contract contains the unique details of the transaction.

1. PARTIES

SELLER Name(s): _____ _____ _____	BUYER Name(s): _____ _____ _____
Address(es): _____ _____ _____	Address(es): _____ _____ _____
Phone(s): _____ _____	Phone(s): _____ _____
Email(s): _____ _____	Email(s): _____ _____

1a. Agents and Attorneys

Listing Agent/ Office: _____ Ph: _____ Fax: _____ Email: _____	Selling Agent/ Office: _____ Ph: _____ Fax: _____ Email: _____
Seller's Attorney/ Office _____ Ph: _____ Fax: _____ Email: _____	Buyer's Attorney/ Office _____ Ph: _____ Fax: _____ Email: _____

2. PREMISES

Address/Location: _____	Approx. acreage: _____ acres
Village/Town/City: _____	
County: _____	-OR-
State: New York	Approx. dimensions: _____ x _____ feet
Deed reference: Book ____ at Page ____ or Inst. # _____	
<input type="checkbox"/> Whole deed description <input type="checkbox"/> Partial deed description	
Tax Parcel Number (<i>for informational purposes only</i>): _____	
<input type="checkbox"/> Whole tax parcel <input type="checkbox"/> Partial tax parcel	
Appliances and Miscellaneous Property:	

3. PRICE

Purchase Price:	and 00/100 Dollars	\$ _____ .00
Deposit:	and 00/100 Dollars	\$ _____ .00
Additional Deposit:	and 00/100 Dollars	\$ _____ .00
Date or Event for Additional Deposit:		
Seller Concession:	and 00/100 Dollars	\$ _____ .00
Escrow Agent:		
Escrow Agent's Financial Institution:		

4. CONTINGENCIES

(Buyer shall check box on left, as applicable; Seller shall acknowledge by initialing on right)

	<i>Contingency</i>	<i>Seller initials</i>
<input type="checkbox"/>	Attorney Approval	
<input type="checkbox"/>	Home Inspection Number of days from acceptance: _____ (OR) by date: _____	
<input type="checkbox"/>	Radon Number of days from acceptance: _____ (OR) by date: _____	
<input type="checkbox"/>	Financing Number of days from acceptance: _____ (OR) by date: _____ Amount: \$ _____ Loan type: _____	
<input type="checkbox"/>	Oil, Gas and Mineral Rights Leases	

Buyer Initials _____

Seller Initials _____

**CONTRACT FOR SALE AND PURCHASE OF REAL PROPERTY
SIGNATURE PAGE**

BUYER: I hereby submit this purchase offer for the Premises, consisting of PART A (3 pages), PART B as recorded in the Tompkins County Clerk's Office as Instrument No. 569444-001 (16 pages), this Signature Page, and any Addenda if indicated on Part A and fully executed by the Buyer.

I HAVE RECEIVED AND REVIEWED A COPY OF PART B AND UNDERSTAND PART B IS AN INTEGRAL PART OF THIS LEGAL INSTRUMENT AND I AM BOUND BY ITS TERMS. Any proposed modifications to Part B have been made in Part A or in any Addenda.

THIS OFFER SHALL TERMINATE IF NOT ACCEPTED BY SELLER ON OR BEFORE:
_____ .

I understand that this legal instrument binds the Buyer when signed and delivered to the Seller, and binds the Seller when accepted and delivered to the Buyer.

Buyer	Date	Buyer	Date
-------	------	-------	------

Buyer	Date	Buyer	Date
-------	------	-------	------

SELLER: I have received and reviewed PART A (3 pages), PART B as recorded in the Tompkins County Clerk's Office as Instrument No. 569444-001 (16 pages), this Signature Page, and any Addenda if indicated on Part A and fully executed by the Buyer.

I HAVE RECEIVED AND REVIEWED A COPY OF PART B AND UNDERSTAND PART B IS AN INTEGRAL PART OF THIS LEGAL INSTRUMENT AND I AM BOUND BY ITS TERMS. Any proposed modifications to Part B have been made in Part A or in any Addenda.

- I hereby accept the offer as submitted by the Buyer and understand this is now a binding contract.

- I hereby accept the offer subject to the modifications and/or revisions set forth in Part A or the attached Addenda. I understand this is a binding legal instrument when signed by me but does not create a binding contract with the Buyer unless and until the Buyer accepts these modifications/revisions.

There IS IS NOT an addendum attached to this counter-offer.

Seller	Date	Seller	Date
--------	------	--------	------

Seller	Date	Seller	Date
--------	------	--------	------