

**Earnest Money Contract Information**

Date: \_\_\_\_\_, 20\_\_

Buyer Name: _____ Address: _____ Email: _____ Phone No. _____	Seller Name: _____ Address: _____ Email: _____ Phone No. _____
---	--

**Property Description:**

Full Street Address: \_\_\_\_\_ Lot No. \_\_\_\_\_, Block \_\_\_\_\_,  
 \_\_\_\_\_ Addition, City of \_\_\_\_\_, County of \_\_\_\_\_ or as  
 described on the attached exhibit.

<b>Sales Price:</b>	
Cash down .....	\$ _____
Sum of all financing to be obtained by the Buyer .....	- _____
Sales Price (Sum of cash down and financing) .....	\$ _____
	- _____
	\$ _____
	- _____

<b>Financing:</b> (Select all that apply)	
<input type="checkbox"/> Third Party Financing in the amount of .....	\$ _____
<input type="checkbox"/> Seller financing in the amount of .....	\$ _____
<input type="checkbox"/> Assumption of existing loan with an approximate balance of .....	\$ _____

**Financing Details:**

Third Party Loan Details: Loan amount \$ _____ Maximum interest rate _____ % Loan Term _____ years
Seller Financing Details: : Loan amount \$ _____ Interest rate _____ % Loan Amortization Term _____ years The note will mature in _____ years

**Earnest Money:** When the contract is signed, the Buyer will deposit \$ \_\_\_\_\_ as earnest money with \_\_\_\_\_, \_\_\_\_\_, Texas \_\_\_\_\_ as escrow agent.

**Closing Date:**

- \_\_\_\_\_ days after Option/Feasibility period ends
- On \_\_\_\_\_, 20\_\_

**Title Insurance and Survey:**

**Title insurance**  will be provided by \_\_\_\_\_ and will be paid for by  Seller  Buyer  Split equally between Buyer and Seller.

No title insurance is required.

**Survey**  is required  is not required.

<input type="checkbox"/>	If a survey is required, <input type="checkbox"/> Seller will provide copy of existing survey within _____ days. If new survey is required <input type="checkbox"/> Buyer <input type="checkbox"/> Seller will pay the cost.
<input type="checkbox"/>	Within _____ days, Buyer will obtain a new survey at Buyer's expense
<input type="checkbox"/>	Within _____ days, Seller will obtain a new survey at Seller's expense

Closing: This transaction will close on or before \_\_\_\_\_, 20\_\_.

Possession will be delivered to the Buyer  at closing  on \_\_\_\_\_, 20\_\_

Property Condition: Seller  has  has not given Buyer any required Seller disclosures

Buyer [ ] accepts the Property in its current condition or [ ] Seller will be required to make the following repairs:

**Real Estate Broker Information:** [ ] \_\_\_\_\_ has a listing on the Property and will be paid a commission of \_\_\_\_ % of the Sales Price. [ ] No broker has a listing on the property [ ] \_\_\_\_\_ is a real estate broker representing the Buyer and will be paid a commission of \_\_\_\_ % of the sales price.

**Option/Feasibility Period:** Length \_\_\_\_ days Consideration for option \$ \_\_\_\_\_

**Property Information** (investment/commercial) contract only: Number of days Seller has to deliver \_\_\_\_\_  
Required Information:

- Rent roll
- Copies of leases
- Copies of underlying notes and deeds of trust which Buyer will assume
- Copies of service/maintenance contracts
- Copies of utility capacity letters from water and sewer providers
- Copies of warranties and guaranties
- Copies of insurance policies
- Copies of leasing/mgmt. agreements
- Copies of plans and specs
- Copies of utility and repair invoices for last 2 years
- Copies of income and expense statements for last \_\_\_\_ years
- Copies of environmental assessments, etc.
- Copies of real and personal property tax statements for 2 years
- 

**Leases:**

Are there existing leases? \_\_\_\_ Yes \_\_\_\_ No  
Estoppel certificates required \_\_\_\_ Yes \_\_\_\_ No

Specific performance allowed \_\_\_\_ Yes \_\_\_\_ No

Is there a like kind exchange \_\_\_\_ Yes \_\_\_\_ No

Add required acceptance date to offer

**Material Facts:**

- Seller not aware of any material defects listed in attached property condition statement
- Delete the entire representation
- Modify representation to actual knowledge with no duty of further inquiry and delete all environmental reps

**Special Provisions:** (List any specific details not otherwise covered)

---

---

---

---

---

---

**Additional Information:**

The property is subject to mandatory membership in a property owners' association

Improvements on the property were constructed prior to 1979

The property uses propane and has a propane tank located on it

The property is located in a municipal utility district, road district or other taxing district

The property is located on a creek or lake

Seller will provide a residential service contract at a cost of not more than \$\_\_\_\_\_

Seller agrees to pay \$\_\_\_\_\_ of Buyer's closing costs

Seller will give Buyer a \_\_\_\_\_ day inspection period to inspect the property for an option fee of \$\_\_\_\_\_. Buyer can terminate this contract at any time during the inspection period.