

# Vacant Land Contract

FLORIDA ASSOCIATION OF REALTORS®



## PARTIES AND DESCRIPTION OF PROPERTY

1  
2 **1. SALE AND PURCHASE:** \_\_\_\_\_ (“Seller”)  
3 and \_\_\_\_\_ (“Buyer”)  
4 agree to sell and buy on the terms and conditions specified below the property (“Property”) described as:  
5 Address: \_\_\_\_\_  
6 Legal Description: \_\_\_\_\_  
7 \_\_\_\_\_  
8 \_\_\_\_\_  
9 \_\_\_\_\_  
10 \_\_\_\_\_  
11 \_\_\_\_\_  
12 including all improvements and the following additional property: \_\_\_\_\_  
13 \_\_\_\_\_  
14 \_\_\_\_\_

## PRICE AND FINANCING

15  
16 **2. PURCHASE PRICE:** \$ \_\_\_\_\_ payable by **Buyer** in U.S. funds as follows:  
17 **(a)** \$ \_\_\_\_\_ Deposit received (checks are subject to clearance) on \_\_\_\_\_, by  
18 \_\_\_\_\_ for delivery to \_\_\_\_\_ (“Escrow Agent”)  
19 *Signature Name of Company*  
20 (Address of Escrow Agent) \_\_\_\_\_  
21 (Phone # of Escrow Agent) \_\_\_\_\_  
22 **(b)** \$ \_\_\_\_\_ Additional deposit to be delivered to Escrow Agent by \_\_\_\_\_,  
23 or \_\_\_\_\_ days from Effective Date. (10 days if left blank).  
24 **(c)** \_\_\_\_\_ Total financing (see Paragraph 3 below) (express as a dollar amount or percentage)  
25 **(d)** \$ \_\_\_\_\_ Other: \_\_\_\_\_  
26 **(e)** \$ \_\_\_\_\_ Balance to close (not including **Buyer's** closing costs, prepaid items and prorations). All funds  
27 paid at closing must be paid by locally drawn cashier's check, official check, or wired funds.  
28  **(f)** (complete only if purchase price will be determined based on a per unit cost instead of a fixed price) The unit used to  
29 determine the purchase price is  lot  acre  square foot  other (specify: \_\_\_\_\_) prorating  
30 areas of less than a full unit. The purchase price will be \$ \_\_\_\_\_ per unit based on a calculation of total area of  
31 the Property as certified to **Buyer** and **Seller** by a Florida-licensed surveyor in accordance with Paragraph 8(c) of this  
32 Contract. The following rights of way and other areas will be excluded from the calculation: \_\_\_\_\_  
33 \_\_\_\_\_

34 **3. CASH/FINANCING:** (Check as applicable)  **(a)** **Buyer** will pay cash for the Property with no financing contingency.  
35  **(b)** This Contract is contingent on **Buyer** qualifying and obtaining the commitment(s) or approval(s) specified below (the  
36 “Financing”) within \_\_\_\_\_ days from Effective Date (if left blank then Closing Date or 30 days from Effective Date, whichever  
37 occurs first) (the “Financing Period”). **Buyer** will apply for Financing within \_\_\_\_\_ days from Effective Date (5 days if left  
38 blank) and will timely provide any and all credit, employment, financial and other information required by the lender. If **Buyer**,  
39 after using diligence and good faith, cannot obtain the Financing within the Financing Period, either party may cancel this  
40 Contract and **Buyer's** deposit(s) will be returned after Escrow Agent receives proper authorization from all interested parties.  
41  **(1) New Financing:** **Buyer** will secure a commitment for new third party financing for \$ \_\_\_\_\_ or  
42 \_\_\_\_\_% of the purchase price at the prevailing interest rate and loan costs based on **Buyer's** creditworthiness. **Buyer**  
43 will keep **Seller** and Broker fully informed of the loan application status and progress and authorizes the lender or  
44 mortgage broker to disclose all such information to **Seller** and Broker.  
45  **(2) Seller Financing:** **Buyer** will execute a  first  second purchase money note and mortgage to **Seller** in the  
46 amount of \$ \_\_\_\_\_, bearing annual interest at \_\_\_\_\_% and payable as follows: \_\_\_\_\_  
47 \_\_\_\_\_

48 The mortgage, note, and any security agreement will be in a form acceptable to **Seller** and will follow forms generally  
49 accepted in the county where the Property is located; will provide for a late payment fee and acceleration at the mortgagee's

50 **Buyer** (\_\_\_\_\_) (\_\_\_\_\_) and **Seller** (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 1 of 7 Pages.

option if **Buyer** defaults; will give **Buyer** the right to prepay without penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require **Buyer** to keep liability insurance on the Property, with **Seller** as additional named insured. **Buyer** authorizes **Seller** to obtain credit, employment and other necessary information to determine creditworthiness for the financing. **Seller** will, within 10 days from Effective Date, give **Buyer** written notice of whether or not **Seller** will make the loan.  (3) **Mortgage Assumption: Buyer** will take title subject to and assume and pay existing first mortgage to \_\_\_\_\_

LN# \_\_\_\_\_ in the approximate amount of \$ \_\_\_\_\_ currently payable at \$ \_\_\_\_\_ per month including principal, interest,  taxes and insurance and having a  fixed  other (describe) \_\_\_\_\_

interest rate of \_\_\_\_\_% which  will  will not escalate upon assumption. Any variance in the mortgage will be adjusted in the balance due at closing with no adjustment to purchase price. **Buyer** will purchase **Seller's** escrow account dollar for dollar. If the lender disapproves **Buyer**, or the interest rate upon transfer exceeds \_\_\_\_\_% or the assumption/transfer fee exceeds \$ \_\_\_\_\_, either party may elect to pay the excess, failing which this agreement will terminate and **Buyer's** deposit(s) will be returned.

#### CLOSING

**4. CLOSING DATE; OCCUPANCY:** This Contract will be closed and the deed and possession delivered on \_\_\_\_\_ ("Closing Date"). Unless the Closing Date is specifically extended by the **Buyer** and **Seller** or by any other provision in this Contract, the Closing Date shall prevail over all other time periods including, but not limited to, financing and feasibility study periods. If on Closing Date insurance underwriting is suspended, **Buyer** may postpone closing up to 5 days after the insurance suspension is lifted. If this transaction does not close for any reason, **Buyer** will immediately return all **Seller**-provided title evidence, surveys, association documents and other items.

**5. CLOSING PROCEDURE; COSTS:** Closing will take place in the county where the Property is located and may be conducted by mail or electronic means. If title insurance insures **Buyer** for title defects arising between the title binder effective date and recording of **Buyer's** deed, closing agent will disburse at closing the net sale proceeds to **Seller** (in local cashier's checks if **Seller** requests in writing at least 5 days prior to closing) and brokerage fees to Broker as per Paragraph 17. In addition to other expenses provided in this Contract, **Seller** and **Buyer** will pay the costs indicated below.

**(a) Seller Costs:**

Taxes on the deed  
Recording fees for documents needed to cure title  
Title evidence (if applicable under Paragraph 8)  
Other: \_\_\_\_\_

**(b) Buyer Costs:**

Taxes and recording fees on notes and mortgages  
Recording fees on the deed and financing statements  
Loan expenses  
Lender's title policy at the simultaneous issue rate  
Inspections  
Survey and sketch  
Insurance  
Other: \_\_\_\_\_

**(c) Title Evidence and Insurance: Check (1) or (2):**

(1) The title evidence will be a Paragraph 8(a)(1) owner's title insurance commitment.  **Seller** will select the title agent and will pay for the owner's title policy, search, examination and related charges or  **Buyer** will select the title agent and pay for the owner's title policy, search, examination and related charges or  **Buyer** will select the title agent and **Seller** will pay for the owner's title policy, search, examination and related charges.

(2) **Seller** will provide an abstract as specified in Paragraph 8(a)(2) as title evidence.  **Seller**  **Buyer** will pay for the owner's title policy and select the title agent. **Seller** will pay fees for title searches prior to closing, including tax search and lien search fees, and **Buyer** will pay fees for title searches after closing (if any), title examination fees and closing fees.

**(d) Prorations:** The following items will be made current and prorated as of the day before Closing Date: real estate taxes, interest, bonds, assessments, leases and other Property expenses and revenues. If taxes and assessments for the current year cannot be determined, the previous year's rates will be used with adjustment for any exemptions. **PROPERTY TAX DISCLOSURE SUMMARY: BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.**

**(e) Special Assessment by Public Body:** Regarding special assessments imposed by a public body, **Seller** will pay (i) the full amount of liens that are certified, confirmed and ratified before closing and (ii) the amount of the last estimate of the

**Buyer** (\_\_\_\_\_) (\_\_\_\_\_) and **Seller** (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 2 of 7 Pages.

111 assessment if an improvement is substantially completed as of Effective Date but has not resulted in a lien before closing,  
112 and **Buyer** will pay all other amounts. If special assessments may be paid in installments  **Buyer**  **Seller** (if left blank,  
113 Buyer) shall pay installments due after closing. If **Seller** is checked, **Seller** will pay the assessment in full prior to or at the  
114 time of closing. Public body does not include a Homeowner Association or Condominium Association.  
115 **(f) Tax Withholding:** If **Seller** is a "foreign person" as defined by FIRPTA, Section 1445 of the Internal Revenue Code  
116 requires **Buyer** to withhold 10% of the amount realized by the **Seller** on the transfer and remit the withheld amount to the  
117 Internal Revenue Service (IRS) unless an exemption applies. The primary exemptions are (1) **Seller** provides **Buyer** with an  
118 affidavit that **Seller** is not a "foreign person", (2) **Seller** provides **Buyer** with a Withholding Certificate providing for reduced or  
119 eliminated withholding, or (3) the gross sales price is \$300,000 or less, **Buyer** is an individual who purchases the Property to  
120 use as a residence, and **Buyer** or a member of **Buyer's** family has definite plans to reside at the Property for at least 50% of  
121 the number of days the Property is in use during each of the first two 12 month periods after transfer. The IRS requires **Buyer**  
122 and **Seller** to have a U.S. federal taxpayer identification number ("TIN"). **Buyer** and **Seller** agree to execute and deliver as  
123 directed any instrument, affidavit or statement reasonably necessary to comply with FIRPTA requirements including applying  
124 for a TIN within 3 days from Effective Date and delivering their respective TIN or Social Security numbers to the Closing Agent.  
125 If **Seller** applies for a withholding certificate but the application is still pending as of closing, **Buyer** will place the 10% tax in  
126 escrow at **Seller's** expense to be disbursed in accordance with the final determination of the IRS, provided **Seller** so requests  
127 and gives **Buyer** notice of the pending application in accordance with Section 1445. If **Buyer** does not pay sufficient cash at  
128 closing to meet the withholding requirement, **Seller** will deliver to **Buyer** at closing the additional cash necessary to satisfy  
129 the requirement. **Buyer** will timely disburse the funds to the IRS and provide **Seller** with copies of the tax forms and receipts.  
130 **(g) 1031 Exchange:** If either **Seller** or **Buyer** wishes to enter into a like-kind exchange (either simultaneously with closing or  
131 after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate in all reasonable respects  
132 to effectuate the Exchange including executing documents; provided, however, that the cooperating party will incur no liability  
133 or cost related to the Exchange and that the closing shall not be contingent upon, extended or delayed by the Exchange.

#### 134 **PROPERTY CONDITION**

135 **6. LAND USE:** **Seller** will deliver the Property to **Buyer** at the time agreed in its present "as is" condition, with conditions  
136 resulting from **Buyer's** Inspections and casualty damage, if any, excepted. **Seller** will maintain the landscaping and grounds in a  
137 comparable condition and will not engage in or permit any activity that would materially alter the Property's condition without the  
138 **Buyer's** prior written consent.

139 **(a) Flood Zone:** **Buyer** is advised to verify by survey, with the lender and with appropriate government agencies which flood  
140 zone the Property is in, whether flood insurance is required and what restrictions apply to improving the Property and  
141 rebuilding in the event of casualty.

142 **(b) Government Regulation:** **Buyer** is advised that changes in government regulations and levels of service which affect  
143 **Buyer's** intended use of the Property will not be grounds for canceling this Contract if the Feasibility Study Period has  
144 expired or if **Buyer** has checked choice (c)(2) below.

145 **(c) Inspections:** (check (1) or (2) below)

146  **(1) Feasibility Study:** **Buyer** will, at **Buyer's** expense and within \_\_\_\_\_ days from Effective Date ("Feasibility Study  
147 Period"), determine whether the Property is suitable, in **Buyer's** sole and absolute discretion, for \_\_\_\_\_  
148 \_\_\_\_\_ use. During the Feasibility Study Period, **Buyer** may conduct a Phase I  
149 environmental assessment and any other tests, analyses, surveys and investigations ("Inspections") that **Buyer** deems  
150 necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural and environmental properties;  
151 zoning and zoning restrictions; subdivision statutes; soil and grade; availability of access to public roads, water, and other  
152 utilities; consistency with local, state and regional growth management plans; availability of permits, government approvals,  
153 and licenses; and other Inspections that **Buyer** deems appropriate to determine the Property's suitability for the **Buyer's**  
154 intended use. If the Property must be rezoned, **Buyer** will obtain the rezoning from the appropriate government agencies.  
155 **Seller** will sign all documents **Buyer** is required to file in connection with development or rezoning approvals.  
156 **Seller** gives **Buyer**, its agents, contractors and assigns, the right to enter the Property at any time during the Feasibility  
157 Study Period for the purpose of conducting Inspections; provided, however, that **Buyer**, its agents, contractors and  
158 assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from  
159 losses, damages, costs, claims and expenses of any nature, including attorneys' fees, expenses and liability incurred in  
160 application for rezoning or related proceedings, and from liability to any person, arising from the conduct of any and all  
161 Inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a construction lien  
162 being filed against the Property without **Seller's** prior written consent. If this transaction does not close, **Buyer** will, at  
163 **Buyer's** expense, (1) repair all damages to the Property resulting from the Inspections and return the Property to the  
164 condition it was in prior to conduct of the Inspections, and (2) release to **Seller** all reports and other work generated as a  
165 result of the Inspections.

166 **Buyer** will deliver written notice to **Seller** prior to the expiration of the Feasibility Study Period of **Buyer's** determination of  
167 whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute  
168 acceptance of the Property as suitable for **Buyer's** intended use in its "as is" condition. If the Property is unacceptable to  
169 **Buyer** and written notice of this fact is timely delivered to **Seller**, this Contract will be deemed terminated as of the day  
170 after the Feasibility Study period ends and **Buyer's** deposit(s) will be returned after Escrow Agent receives proper  
171 authorization from all interested parties.

172  **(2) No Feasibility Study:** **Buyer** is satisfied that the Property is suitable for **Buyer's** purposes, including being  
173 satisfied that either public sewerage and water are available to the Property or the Property will be approved for the

174 **Buyer** (\_\_\_\_\_) (\_\_\_\_\_) and **Seller** (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 3 of 7 Pages.

175 installation of a well and/or private sewerage disposal system and that existing zoning and other pertinent regulations and  
176 restrictions, such as subdivision or deed restrictions, concurrency, growth management and environmental conditions,  
177 are acceptable to **Buyer**. This Contract is not contingent on **Buyer** conducting any further investigations.  
178 **(d) Subdivided Lands:** If this Contract is for the purchase of subdivided lands, defined by Florida Law as “(a) Any  
179 contiguous land which is divided or is proposed to be divided for the purpose of disposition into 50 or more lots, parcels,  
180 units, or interests; or (b) Any land, whether contiguous or not, which is divided or proposed to be divided into 50 or more lots,  
181 parcels, units, or interests which are offered as a part of a common promotional plan.”, **Buyer** may cancel this Contract for  
182 any reason whatsoever for a period of 7 business days from the date on which **Buyer** executes this Contract. If **Buyer** elects  
183 to cancel within the period provided, all funds or other property paid by **Buyer** will be refunded without penalty or obligation  
184 within 20 days of the receipt of the notice of cancellation by the developer.

185 **7. RISK OF LOSS; EMINENT DOMAIN:** If any portion of the Property is materially damaged by casualty before closing, or  
186 **Seller** negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain proceedings,  
187 or if an eminent domain proceeding is initiated, **Seller** will promptly inform **Buyer**. Either party may cancel this Contract by  
188 written notice to the other within 10 days from **Buyer's** receipt of **Seller's** notification, failing which **Buyer** will close in  
189 accordance with this Contract and receive all payments made by the government authority or insurance company, if any.

190 **TITLE**

191 **8. TITLE:** **Seller** will convey marketable title to the Property by statutory warranty deed or trustee, personal representative or  
192 guardian deed as appropriate to **Seller's** status.

193 **(a) Title Evidence:** Title evidence will show legal access to the Property and marketable title of record in **Seller** in  
194 accordance with current title standards adopted by the Florida Bar, subject only to the following title exceptions, none of  
195 which prevent **Buyer's** intended use of the Property as \_\_\_\_\_: covenants, easements  
196 and restrictions of record; matters of plat; existing zoning and government regulations; oil, gas and mineral rights of record if  
197 there is no right of entry; current taxes; mortgages that **Buyer** will assume; and encumbrances that **Seller** will discharge at or  
198 before closing. **Seller** will deliver to **Buyer** **Seller's** choice of one of the following types of title evidence, which must be  
199 generally accepted in the county where the Property is located (specify in Paragraph 5(c) the selected type). **Seller** will use  
200 option (1) in Palm Beach County and option (2) in Miami-Dade County.

201 **(1) A title insurance commitment** issued by a Florida-licensed title insurer in the amount of the purchase price and  
202 subject only to title exceptions set forth in this Contract and delivered no later than 2 days before Closing Date.

203 **(2) An existing abstract of title** from a reputable and existing abstract firm (if firm is not existing, then abstract must be  
204 certified as correct by an existing firm) purporting to be an accurate synopsis of the instruments affecting title to the  
205 Property recorded in the public records of the county where the Property is located and certified to Effective Date.  
206 However if such an abstract is not available to **Seller**, then a **prior owner's title policy** acceptable to the proposed  
207 insurer as a base for reissuance of coverage. **Seller** will pay for copies of all policy exceptions and an update in a format  
208 acceptable to **Buyer's** closing agent from the policy effective date and certified to **Buyer** or **Buyer's** closing agent,  
209 together with copies of all documents recited in the prior policy and in the update. If a prior policy is not available to **Seller**  
210 then (1) above will be the title evidence. Title evidence will be delivered no later than 10 days before Closing Date.

211 **(b) Title Examination:** **Buyer** will examine the title evidence and deliver written notice to **Seller**, within 5 days from receipt of  
212 title evidence but no later than closing, of any defects that make the title unmarketable. **Seller** will have 30 days from receipt  
213 of **Buyer's** notice of defects (“Curative Period”) to cure the defects at **Seller's** expense. If **Seller** cures the defects within the  
214 Curative Period, **Seller** will deliver written notice to **Buyer** and the parties will close the transaction on Closing Date or within  
215 10 days from **Buyer's** receipt of **Seller's** notice if Closing Date has passed. If **Seller** is unable to cure the defects within the  
216 Curative Period, **Seller** will deliver written notice to **Buyer** and **Buyer** will, within 10 days from receipt of **Seller's** notice,  
217 either cancel this Contract or accept title with existing defects and close the transaction.

218 **(c) Survey:** **Buyer** may, prior to Closing Date and at **Buyer's** expense, have the Property surveyed and deliver written notice  
219 to **Seller**, within 5 days from receipt of survey but no later than 5 days prior to closing, of any encroachments on the  
220 Property, encroachments by the Property's improvements on other lands or deed restriction or zoning violations. Any such  
221 encroachment or violation will be treated in the same manner as a title defect and **Buyer's** and **Seller's** obligations will be  
222 determined in accordance with subparagraph (b) above.

223 **(d) Coastal Construction Control Line:** If any part of the Property lies seaward of the coastal construction control line as  
224 defined in Section 161.053 of the Florida Statutes, **Seller** shall provide **Buyer** with an affidavit or survey as required by law  
225 delineating the line's location on the Property, unless **Buyer** waives this requirement in writing. The Property being  
226 purchased may be subject to coastal erosion and to federal, state, or local regulations that govern coastal property, including  
227 delineation of the coastal construction control line, rigid coastal protection structures, beach nourishment, and the protection  
228 of marine turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including  
229 whether there are significant erosion conditions associated with the shoreline of the Property being purchased.

230  **Buyer** waives the right to receive a CCCL affidavit or survey.

231 **MISCELLANEOUS**

232 **9. EFFECTIVE DATE; TIME; FORCE MAJEURE:**

233 **(a) Effective Date:** The “Effective Date” of this Contract is the date on which the last of the parties initials or signs and  
234 delivers final offer or counteroffer. **Time is of the essence for all provisions of this Contract.**

235 **(b) Time:** All time periods expressed as days will be computed in business days (a “business day” is every calendar day  
236 except Saturday, Sunday and national legal holidays). If any deadline falls on a Saturday, Sunday or national legal

237 **Buyer** (\_\_\_\_\_) (\_\_\_\_\_) and **Seller** (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 4 of 7 Pages.

238 holiday, performance will be due the next business day. All time periods will end at 5:00 p.m. local time (meaning in the  
239 county where the Property is located) of the appropriate day.

240 **(c) Force Majeure: Buyer or Seller** shall not be required to perform any obligation under this Contract or be liable  
241 to each other for damages so long as the performance or non-performance of the obligation is delayed, caused or  
242 prevented by an act of God or force majeure. An "act of God" or "force majeure" is defined as hurricanes, earthquakes,  
243 floods, fire, unusual transportation delays, wars, insurrections and any other cause not reasonably within the control of  
244 the **Buyer or Seller** and which by the exercise of due diligence the non-performing party is unable in whole or in part  
245 to prevent or overcome. All time periods, including Closing Date, will be extended (not to exceed 30 days) for the period that  
246 the force majeure or act of God is in place. In the event that such "act of God" or "force majeure" event continues beyond  
247 the 30 days in this sub-paragraph, either party may cancel the Contract by delivering written notice to the other and **Buyer's**  
248 deposit shall be refunded.

249 **10. NOTICES:** All notices shall be in writing and will be delivered to the parties and Broker by mail, personal delivery or  
250 electronic media. **Buyer's failure to deliver timely written notice to Seller, when such notice is required by this Contract,**  
251 **regarding any contingencies will render that contingency null and void and the Contract will be construed as if the**  
252 **contingency did not exist. Any notice, document or item delivered to or received by an attorney or licensee (including a**  
253 **transaction broker) representing a party will be as effective as if delivered to or by that party.**

254 **11. COMPLETE AGREEMENT:** This Contract is the entire agreement between **Buyer and Seller. Except for brokerage**  
255 **agreements, no prior or present agreements will bind Buyer, Seller or Broker unless incorporated into this Contract.**  
256 Modifications of this Contract will not be binding unless in writing, signed or initialed and delivered by the party to be bound. This  
257 Contract, signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated  
258 electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten  
259 terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid  
260 or unenforceable, all remaining provisions will continue to be fully effective. **Buyer and Seller** will use diligence and good faith in  
261 performing all obligations under this Contract. This Contract will not be recorded in any public records.

262 **12. ASSIGNABILITY; PERSONS BOUND: Buyer may not** assign this Contract without **Seller's** written consent. The terms  
263 **"Buyer," "Seller,"** and **"Broker"** may be singular or plural. This Contract is binding on the heirs, administrators, executors,  
264 personal representatives and assigns (if permitted) of **Buyer, Seller** and Broker.

#### 265 **DEFAULT AND DISPUTE RESOLUTION**

266 **13. DEFAULT: (a) Seller Default:** If for any reason other than failure of **Seller** to make **Seller's** title marketable after diligent  
267 effort, **Seller** fails, refuses or neglects to perform this Contract, **Buyer** may choose to receive a return of **Buyer's** deposit without  
268 waiving the right to seek damages or to seek specific performance as per Paragraph 14. **Seller** will also be liable to Broker for  
269 the full amount of the brokerage fee. **(b) Buyer Default:** If **Buyer** fails to perform this Contract within the time specified,  
270 including timely payment of all deposits, **Seller** may choose to retain and collect all deposits paid and agreed to be paid as  
271 liquidated damages or to seek specific performance as per Paragraph 14; and Broker will, upon demand, receive 50% of all  
272 deposits paid and agreed to be paid (to be split equally among Brokers) up to the full amount of the brokerage fee.

273 **14. DISPUTE RESOLUTION:** This Contract will be construed under Florida law. All controversies, claims, and other matters in  
274 question arising out of or relating to this transaction or this Contract or its breach will be settled as follows:

275 **(a) Disputes concerning entitlement to deposits made and agreed to be made: Buyer and Seller** will have 30 days from  
276 the date conflicting demands are made to attempt to resolve the dispute through **mediation**. If that fails, Escrow Agent will  
277 submit the dispute, if so required by Florida law, to Escrow Agent's choice of arbitration, a Florida court or the Florida Real  
278 Estate Commission. ("FREC"). **Buyer and Seller** will be bound by any resulting award, judgment or order. A broker's  
279 obligation under Chapter 475, FS and the FREC rules to timely notify the FREC of an escrow dispute and timely resolve the  
280 escrow dispute through mediation, arbitration, interpleader, or an escrow disbursement order, if the broker so chooses,  
281 applies only to brokers and does not apply to title companies, attorneys or other escrow companies.

282 **(b) All other disputes: Buyer and Seller** will have 30 days from the date a dispute arises between them to attempt to  
283 resolve the matter through mediation, failing which the parties will resolve the dispute through neutral binding **arbitration**  
284 in the county where the Property is located. The arbitrator may not alter the Contract terms or award any remedy not provided  
285 for in this Contract. The award will be based on the greater weight of the evidence and will state findings of fact and the  
286 contractual authority on which it is based. If the parties agree to use discovery, it will be in accordance with the Florida Rules  
287 of Civil Procedure and the arbitrator will resolve all discovery-related disputes. Any disputes with a real estate licensee  
288 named in Paragraph 17 will be submitted to arbitration only if the licensee's broker consents in writing to become a party to  
289 the proceeding. This clause will survive closing.

290 **(c) Mediation and Arbitration; Expenses:** "Mediation" is a process in which parties attempt to resolve a dispute by  
291 submitting it to an impartial mediator who facilitates the resolution of the dispute but who is not empowered to impose a  
292 settlement on the parties. Mediation will be in accordance with the rules of the American Arbitration Association ("AAA") or  
293 other mediator agreed on by the parties. The parties will equally divide the mediation fee, if any. "Arbitration" is a process in  
294 which the parties resolve a dispute by a hearing before a neutral person who decides the matter and whose decision is  
295 binding on the parties. Arbitration will be in accordance with the rules of the AAA or other arbitrator agreed on by the parties.  
296 Each party to any arbitration will pay its own fees, costs and expenses, including attorneys' fees, and will equally split the  
297 arbitrators' fees and administrative fees of arbitration. In a civil action to enforce an arbitration award, the prevailing party to  
298 the arbitration shall be entitled to recover from the nonprevailing party reasonable attorneys' fees, costs and expenses.

299 **Buyer** (\_\_\_\_\_) (\_\_\_\_\_) and **Seller** (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 5 of 7 Pages.

**ESCROW AGENT AND BROKER**

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301 **15. ESCROW AGENT: Buyer and Seller** authorize Escrow Agent to receive, deposit and hold funds and other items in escrow  
302 and, subject to clearance, disburse them upon proper authorization and in accordance with Florida law and the terms of this  
303 Contract, including disbursing brokerage fees. The parties agree that Escrow Agent will not be liable to any person for  
304 misdelivery of escrowed items to **Buyer** or **Seller**, unless the misdelivery is due to Escrow Agent's willful breach of this Contract  
305 or gross negligence. If Escrow Agent interpleads the subject matter of the escrow, Escrow Agent will pay the filing fees and  
306 costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed funds or equivalent  
307 and charged and awarded as court costs in favor of the prevailing party. All claims against Escrow Agent will be arbitrated, so  
308 long as Escrow Agent consents to arbitrate.

309 **16. PROFESSIONAL ADVICE; BROKER LIABILITY:** Broker advises Buyer and Seller to verify all facts and representations  
310 that are important to them and to consult an appropriate professional for legal advice (for example, interpreting contracts,  
311 determining the effect of laws on the Property and transaction, status of title, foreign investor reporting requirements,  
312 the effect of property lying partially or totally seaward of the Coastal Construction Control Line, etc.) and for tax, property  
313 condition, environmental and other specialized advice. Buyer acknowledges that Broker does not reside in the  
314 Property and that all representations (oral, written or otherwise) by Broker are based on Seller representations or  
315 public records. Buyer agrees to rely solely on Seller, professional inspectors and governmental agencies for  
316 verification of the Property condition and facts that materially affect Property value. Buyer and Seller respectively will  
317 pay all costs and expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's  
318 officers, directors, agents and employees in connection with or arising from Buyer's or Seller's misstatement or failure  
319 to perform contractual obligations. Buyer and Seller hold harmless and release Broker and Broker's officers, directors,  
320 agents and employees from all liability for loss or damage based on **(1) Buyer's** or **Seller's** misstatement or failure to perform  
321 contractual obligations; **(2) Broker's** performance, at **Buyer's** and/or **Seller's** request, of any task beyond the scope of services  
322 regulated by Chapter 475, F.S., as amended, including Broker's referral, recommendation or retention of any vendor; **(3)**  
323 products or services provided by any vendor; and **(4) expenses** incurred by any vendor. **Buyer and Seller** each assume full  
324 responsibility for selecting and compensating their respective vendors. This paragraph will not relieve Broker of statutory  
325 obligations. For purposes of this paragraph, Broker will be treated as a party to this Contract. This paragraph will survive closing.

326 **17. BROKERS:** The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." **Instruction to Closing**  
327 **Agent: Seller and Buyer** direct closing agent to disburse at closing the full amount of the brokerage fees as specified in  
328 separate brokerage agreements with the parties and cooperative agreements between the brokers, except to the extent Broker  
329 has retained such fees from the escrowed funds. In the absence of such brokerage agreements, closing agent will disburse  
330 brokerage fees as indicated below. This paragraph will not be used to modify any MLS or other offer of compensation made by  
331 **Seller** or listing broker to cooperating brokers.

332 \_\_\_\_\_  
333 *Selling Sales Associate/License No.* *Selling Firm/Brokerage Fee: (\$ or % of Purchase Price)* \_\_\_\_\_

334 \_\_\_\_\_  
335 *Listing Sales Associate/License No.* *Listing Firm/Brokerage Fee: (\$ or % of Purchase Price)* \_\_\_\_\_

**ADDITIONAL TERMS:**

336 **18. ADDITIONAL TERMS:**  
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358 **Buyer** ( \_\_\_\_\_ ) ( \_\_\_\_\_ ) and **Seller** ( \_\_\_\_\_ ) ( \_\_\_\_\_ ) acknowledge receipt of a copy of this page, which is Page 6 of 7 Pages.

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376 **This is intended to be a legally binding contract. If not fully understood, seek the advice of an attorney prior to signing.**

377 **OFFER AND ACCEPTANCE**

378 (Check if applicable:  Buyer received a written real property disclosure statement from Seller before making this Offer.)  
379 Buyer offers to purchase the Property on the above terms and conditions. Unless this Contract is signed by Seller and a copy  
380 delivered to Buyer no later than \_\_\_\_\_  a.m.  p.m. on \_\_\_\_\_, this offer will be  
381 revoked and Buyer's deposit refunded subject to clearance of funds.

382 **COUNTER OFFER/REJECTION**

383  Seller counters Buyer's offer (to accept the counter offer, Buyer must sign or initial the counter offered terms and deliver a  
384 copy of the acceptance to Seller. Unless otherwise stated, the time for acceptance of any counteroffers shall be 2 days from the  
385 date the counter is delivered.  Seller rejects Buyer's offer.

386 Date: \_\_\_\_\_ Buyer: \_\_\_\_\_  
387 Print name: \_\_\_\_\_

388 Date: \_\_\_\_\_ Buyer: \_\_\_\_\_  
389 Phone: \_\_\_\_\_ Print name: \_\_\_\_\_  
390 Fax: \_\_\_\_\_ Address: \_\_\_\_\_  
391 E-mail: \_\_\_\_\_

392 Date: \_\_\_\_\_ Seller: \_\_\_\_\_  
393 Print name: \_\_\_\_\_

394 Date: \_\_\_\_\_ Seller: \_\_\_\_\_  
395 Phone: \_\_\_\_\_ Print name: \_\_\_\_\_  
396 Fax: \_\_\_\_\_ Address: \_\_\_\_\_  
397 E-mail: \_\_\_\_\_

398 **Effective Date: \_\_\_\_\_ (The date on which the last party signed or initialed acceptance of the final offer.)**

399 Buyer (\_\_\_\_\_) (\_\_\_\_\_) and Seller (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 7 of 7 Pages.

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