



PURCHASE AGREEMENT INSTRUCTIONS

1. Once you have downloaded the purchase agreement, print it out on any household or office printer.
2. Create a new reference number combination by combining the numbers of the date with your initials (ex. 2/05/2023 Karl Jones becomes 02052023KJ).
3. Your Assessor's Parcel Number (APN) is a unique number assigned to real property by the tax assessor of the property's jurisdiction. This number can be found in your property documents or on your county's website.
4. Your property's Legal Description is the official record of "what you own." Some people have claimed parts of neighbor's land through tradition, perhaps through mowing their lawn for years. However, you cannot sell what legally isn't yours. Knowing what you actually own is vital information to the sale.
5. List the purchase price your desire or the purchase price we may have agreed on in a negotiation.
6. Review the terms of the agreement.
7. Our name is already established in the "buyer" line which establishes an entity to make this a legally binding agreement.
8. Under the "Seller" section start by:
 - a. Placing your signature on the (sign) line
 - b. Neatly print your full name on the (print) line
 - c. Below that write your email address
 - d. Up to your right in the second column, enter your current mailing address (not the address of the property if different).
 - e. Below that share the most accessible phone number you can be reached at
 - f. Write the date that you complete the signing of this agreement
9. Once you have filled out the agreement, take a picture of it and attach the picture in an email to: info@estatevent.com
 - a. You can also mail the completed document to:
 - b. Estate Venture LLC
622 Beach 67th Street
Arverne, NY 11692
10. After we receive either the emailed or mailed agreement, we will contact you to confirm the delivery.

Thank you for choosing Estate Venture LLC

Reference # _____ (Date + Initials)



Purchase Agreement

APN: _____
Acreage: _____
Legal Description: _____ (attach copy of legal description)

The purchase price of \$ _____ will be paid in full at the time of closing unless otherwise discussed. We, the buyer, will pay the cost of completing the transaction including any outstanding property taxes within reason.

This offer is contingent upon the following terms:

1. The conditions of this Purchase are as follows:
 - a. Property is sold in "AS-IS" condition with no warranties made by the seller. Seller will make Buyer aware of any known facts that affect the value of the Property.
 - b. If Seller cannot provide clear title, or doesn't allow proper inspection of the property, Buyer will be released from any further obligation under this contract; otherwise Seller promises to sell under this contract.
 - c. Buyer shall select closing agent and where the Closing will be held.
 - d. This Purchase Agreement is assignable.
 - e. Buyer's performance in buying this property is contingent upon the Buyer's satisfactory due diligence of the property.
 - f. Said property is to be sold free and clear of all encumbrances, with a good and marketable title, and with full possession to said property available to Buyer at the date of closing.
3. Seller to provide abstract or prior owner's policy, if available.
4. This offer shall remain open until «Closing_Date» and if not accepted by then, the offer shall be rescinded, unless otherwise discussed.
5. Buyer can cancel this contract at any time for any reason.
6. Buyer is agreeing to purchase property to lease or resell for a profit. Buyer and Seller agree that the Buyer is not intending to occupy the property.
7. Seller understands that Buyer and/or its assigns or representatives are not earning any fee or commission from Seller. Seller should not expect representation from Buyer and/or its assigns or representatives.
8. Seller agrees that Buyer can market the property, including on MLS, for buyers prior to closing.

_____ : (BUYER)

(SELLER)

Owner (sign): _____ Current Address: _____

Owner (print): _____

Email: _____ Phone: _____ Date: _____