

CONTRACT TO PURCHASE COMMERCIAL PROPERTY

1 _____
NAME OF LISTING FIRM

ADDRESS

2 **PROPERTY DESCRIPTION:** The undersigned buyer ("Buyer") offers to purchase from the seller ("Seller"), the following described Real Estate ("Real Estate") with improvements and fixtures thereon and with all appurtenant rights, privileges and easements, located in _____ (City) _____ (County), _____ (State) described as _____

_____ further described in Auditor's Plat Book Number _____ Page _____
as Parcel(s) _____

3 **INCLUDED IN THE SALE:** The Real Estate shall include, without limitation, the following: all electrical, plumbing, heating and air conditioning equipment, if any, except: _____

4 **OTHER ITEMS:** The following items shall be included in the sale: _____

5 **PRICE AND TERMS:** The purchase price shall be \$ _____ ("Purchase Price") payable as follows:

(a) **EARNEST MONEY:** \$ _____ ("Earnest Money") shall be deposited with _____ ("Agent") upon written acceptance of this Contract, in a trust account ("Trust Account") pending closing ("Closing"), on the Real Estate and other items included in the sale in Section 4, if any. The Earnest Money shall be disbursed as follows: (i) at Closing, the Earnest Money shall be applied to Purchase Price and, if deposited with the Listing Firm acting as Agent, may be retained by Agent and credited toward the brokerage commission owed Listing Firm or as directed by Buyer; (ii) if either party fails or refuses to perform, or if any contingency is not satisfied or waived, the Earnest Money shall be (a) disbursed in accordance with a release of Earnest Money ("Release") signed by all parties to the Contract; or (iii) in the event of a dispute between the Seller and Buyer regarding the disbursement of the Earnest Money the Earnest Money shall be in accordance with the following:

(1) The Agent shall maintain such funds in the Trust Account until the Agent receives (i) written instructions signed by the parties specifying how the Earnest Money is to be disbursed or (ii) a final court order that specifies to whom the Earnest Money is to be awarded. Both Buyer and Seller acknowledge and agree that, in the event of a dispute between Buyer and Seller as to entitlement of the Earnest Money, the Agent will not make a determination as to which party is entitled to the Earnest Money.

(2) Other Terms: _____

Buyer's Initials _____ Date / Time _____ Seller's Initials _____ Date / Time _____

Commercial Investment Real Estate Purchase Sale Agreement

Lingjun Ying



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Commercial Investment Real Estate Purchase Sale Agreement Book Review: Unveiling the Magic of Language

In an electronic digital era where connections and knowledge reign supreme, the enchanting power of language has been much more apparent than ever. Its power to stir emotions, provoke thought, and instigate transformation is actually remarkable. This extraordinary book, aptly titled "**Commercial Investment Real Estate Purchase Sale Agreement**," compiled by a highly acclaimed author, immerses readers in a captivating exploration of the significance of language and its profound effect on our existence. Throughout this critique, we will delve into the book's central themes, evaluate its unique writing style, and assess its overall influence on its readership.

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