

GENERAL RESIDENTIAL SALES CONTRACT

Form Approved by Birmingham Association of REALTORS®, Inc.
January 30, 2008 (Previous forms are obsolete and no longer approved)

Date: _____

The undersigned Buyer(s) _____ hereby agrees to purchase
(Please print exact names in which title will be taken)
and the undersigned Seller(s) _____ hereby agrees to sell the
(Please print exact names in which title is held)

following described real estate, together with all improvements, shrubbery, plantings, fixtures and
appurtenances (the "Property") situated in the City of _____,
County of _____, Alabama, on the terms stated below:

Address _____ Zip Code: _____

Legal Description: Lot _____ Block _____ Survey _____

_____ Map Book _____ Page _____

I. THE TOTAL PURCHASE PRICE OF THE PROPERTY SHALL BE \$ _____

Earnest Money under this Contract shall be \$ _____

(A) FINANCING: (Check as applicable)

☐ (1) Buyer will pay cash or obtain a loan for the Property with no financing contingency.

☐ (2) This Contract is contingent on Buyer obtaining approval of a ☐ Conventional ☐ FHA
☐ VA ☐ Other _____ loan in the amount of \$ _____ or
_____ % of the Purchase Price (excluding any financed loan costs) at the prevailing interest rate
and loan costs. If FHA or VA financing is utilized, the "FHA/VA Amendatory Clause Addendum" must be
a part of this Contract. Buyer will apply for financing within _____ days (7 days if left blank), from the
Finalized Date and will provide any and all credit, employment, financial and other information required by
the mortgage lender. "Finalized Date" shall mean the date that appears under the signatures of the parties to
this Contract. If the Purchase Price exceeds the appraised value of the Property, Buyer may elect to cancel
this Contract by providing written notice of such election to Seller within five (5) calendar days of
knowledge of the appraised value, along with a copy of the appraisal, unless the Seller agrees to sell the
Property under this Contract for the appraised value. The Earnest Money shall be returned pursuant to the
terms of Paragraph 3 below. **No term of this financing contingency can be changed without written
authorization of the Seller. This financing contingency shall expire on _____, 20____.**
Thereafter, this Contract shall no longer be contingent upon Buyer obtaining financing of any type.

(B) LENDER REQUIRED REPAIRS: Seller agrees to make any repairs required by the
lending institution not to exceed \$ _____ (*\$0.00 if left blank*). If such repairs exceed this
amount and Seller refuses to pay the excess, Buyer may pay the excess, or (if not prohibited by Buyer's
lender) accept the Property with the limited repairs, or accept the above-specified amount at closing as a
reduction of the Purchase Price, or Buyer may cancel this Contract by notifying Seller in writing within
_____ hours (*24 hours if left blank*) of Buyer being informed of Seller's refusal to pay the excess cost of
repairs. Should Buyer fail to cancel this Contract after being informed of Seller's refusal to pay the excess
cost of repairs the Contract shall be closed as scheduled.

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Residential Sales Contracts Paperback

H Kauffman



Residential Sales Contracts Paperback:

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Texas Real Estate Contracts Michelle L. Evans, Johnnie L. Rosenauer, 1999-09 Combining the insights and expertise of an attorney and a real estate broker this book integrates the theory of contract law and its impact on the real estate transaction with practical Texas real estate employment and sales contracts Readers can thus more fully understand not only the real estate contract but the impact of the contract on the transaction itself Presents content in an outline format and features a hands on section that includes sample forms that illustrate basic concepts **Buy Your First Home (Paperback)** Regina Brown, 2012-10-30 For renters who dream of becoming home owners this comprehensive guide shows each phase of the home buying process in a simple step by step manual Clark's Publishing Agreements: a Book of Precedents Lynette Owen, 2013-01-01 This comprehensive and unrivalled book provides model agreements covering a variety of publishing circumstances from head contracts to a range of licensing scenarios Together with detailed explanatory notes appendices covering areas of licensing which for practical reasons cannot easily be covered by a single precedent a separate overview of legal developments and a CD ROM containing the text of the precedents this text is invaluable in drafting effective publishing agreements New to this edition The ninth edition has been fully revised and updated to include New sample clauses to cover text and data mining in online subscription agreements Fully updated Appendix on collective licensing Revisions to reflect developments re agency and distribution models and data in relation to electronic precedents All precedents author and licence contracts notes and appendices have been updated to take account of the latest digital developments More coverage of Open Access in the introduction to Journal Contributor Agreements Updates to the US Market appendix Hardback and paperback reprints Contents Acknowledgements for the Ninth Edition Editor s Preface to the Ninth Edition Legal

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 properties and includes all related addenda explained by a seasoned negotiator It will benefit any Agent Broker Buyer or
 Seller of residential property in Texas Many of the aspects may also apply to contracts available in other states but this book
 applies to practice in Texas The real estate sales contract is THE most important document in a real estate agent s briefcase
 Listing agreements are nice buyer representation agreements are nice but their use only indicates the possibility of income
 Nobody is going to get paid until a contract is written and closed It is imperative that you know the contract inside and out
 for yourself and for your clients since the contract conveys property and large sums of money It is the single most important
 aspect of our business *Learn the Lingo of Houses 2016 (paperback)* Regina Brown,2016-01-02 This book is designed for
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 with hundreds of real estate industry phrases defined in one handy guide Illustrations are included with the jargon Appendix
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Timber Home Living ,1991 Timber Home Living introduces and showcases the beauty and efficiency of timber homes to an eager custom home buying audience The magazine s inspiring photography informative editorial quality advertising and essential resources involves and encourages readers to pursue their dream home

Red Hot City Dan Immergluck,2022-10-11 At this writing the Atlanta metropolitan area is the ninth largest in the country and likely to climb into the eighth spot in the not to distant future This book focuses on four key interconnected themes in the evolution and restructuring of Atlanta in the twenty first century The first is the major racial and economic restructuring of the region s residential geography including the city proper A second theme of the book is the failure of the City of Atlanta to capture a significant share of a tremendous growth in local land values A third theme of the book is the critical role of state government in constraining and enabling how development and redevelopment occurs and whether the interests of those most vulnerable to exclusion and displacement are given serious consideration The final theme of the book and its key overarching narrative concerns the political economy of urban change and the presence of inflection points

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