

**UNIMPROVED PROPERTY CONTRACT**

NOTICE: Not For Use For Condominium Transactions

1. **PARTIES:** The parties to this contract are _____ (Seller) and _____ (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.
2. **PROPERTY:** Lot _____, Block _____, Addition _____, City of _____, County of _____, Texas, known as _____ (address/zip code), or as described on attached exhibit together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships (the Property).
3. **SALES PRICE:**
- A. Cash portion of Sales Price payable by Buyer at closing \$ _____
- B. Sum of all financing described below (excluding any loan funding fee or mortgage insurance premium) \$ _____
- C. Sales Price (Sum of A and B) \$ _____
4. **FINANCING (Not for use with reverse mortgage financing):** The portion of Sales Price not payable in cash will be paid as follows: (Check applicable boxes below)
- ☐ A. **THIRD PARTY FINANCING:** One or more third party mortgage loans in the total amount of \$ _____ (excluding any loan funding fee or mortgage insurance premium).
- (1) Property Approval: If the Property does not satisfy the lenders' underwriting requirements for the loan(s) (including, but not limited to appraisal, insurability and lender required repairs), Buyer may terminate this contract by giving notice to Seller prior to closing and the earnest money will be refunded to Buyer.
- (2) Credit Approval: (Check one box only)
- ☒ (a) This contract is subject to Buyer being approved for the financing described in the attached Third Party Financing Addendum for Credit Approval.
- ☐ (b) This contract is not subject to Buyer being approved for financing and does not involve FHA or VA financing.
- ☐ B. **ASSUMPTION:** The assumption of the unpaid principal balance of one or more promissory notes described in the attached TREC Loan Assumption Addendum.
- ☐ C. **SELLER FINANCING:** A promissory note from Buyer to Seller of \$ _____ secured by vendor's and deed of trust liens, and containing the terms and conditions described in the attached TREC Seller Financing Addendum. If an owner policy of title insurance is furnished, Buyer shall furnish Seller with a mortgagee policy of title insurance.
5. **EARNEST MONEY:** Upon execution of contract by all parties, Buyer shall deposit \$ _____ as earnest money with _____ as escrow agent, at _____ (address). Buyer shall deposit additional earnest money of \$ _____ with escrow agent within _____ days after the effective date of this contract. If Buyer fails to deposit the earnest money as required by this contract, Buyer will be in default.
6. **TITLE POLICY AND SURVEY:**
- A. **TITLE POLICY:** Seller shall furnish to Buyer at ☐ Seller's ☐ Buyer's expense an owner's policy of title insurance (Title Policy) issued by _____ (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:
- (1) Restrictive covenants common to the platted subdivision in which the Property is located.
- (2) The standard printed exception for standby fees, taxes and assessments.
- (3) Liens created as part of the financing described in Paragraph 4.
- (4) Utility easements created by the dedication deed or plat of the subdivision in which the Property is located.
- (5) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing.
- (6) The standard printed exception as to marital rights.
- (7) The standard printed exception as to waters, tidelands, beaches, streams, and related matters.
- (8) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements: ☐ (i) will not be amended or deleted from the title policy; ☐ (ii) will be amended to read, "shortages in area" at the expense of ☐ Buyer ☐ Seller.

Real Estate Contracts

Mark Warda



Real Estate Contracts:

Essential Guide to Real Estate Contracts Mark Warda,2001 The fine print on a standard real estate contract can cost you thousands of dollars whether you are buying or selling Including five different sample contracts an addendum and a disclosure Essential Guide to Real Estate Contracts explains all the clauses of typical real estate contracts so you can protect your rights understand what you are signing and negotiate the best terms *The Complete Book of Real Estate Contracts* Mark Warda,2005 Buying or selling property is a big decision You want to make sure the contract you sign is the one that best fits your needs But most of us are not even sure what we need or what is required by law The Complete Book of Real Estate Contracts is here to help you put together the perfect deal Inside find everything you need to create a complete contract Review your options with each clause and learn both the buyer s and seller s position Regardless of who is writing the document knowing what the other side is thinking will give you the negotiating advantage For every item in your contract learn the following Definition Options Buyer s View Seller s View Key forms and clauses to build your own ideal real estate contract Every form and clause is ready to use and modifiable for your needs The Complete Book of Real Estate Contracts puts you in charge and saves you thousands of dollars [How to Negotiate Real Estate Contracts for Buyers and Sellers](#)

Mark Warda,1993 [Texas Real Estate Contracts](#) Ralph Tamper,2004 **Real Estate Contracts Handbook: Your Guide to Writing Clear, Concise and Correct Real Estate Contracts** Craig E. Buck,2011-03-01 The Real Estate Contracts Handbook is a popular guide to writing clear concise and legally correct real estate contracts The 189 page Handbook contains over 100 useful contract clauses together with explanations commentary articles and sample forms Since laws vary by state there is no one size fits all contract Use the Handbook in conjunction with your own contract form Most standard forms lack the language you need for anything other than the simplest situations With the Handbook you ll never be scrambling for the right contingencies and clauses The Handbook also contains articles and insights to help you understand the special issues present in residential real estate contracts Then it offers practical insight and real life solutions to contract drafting The Table of Contents includes 1 How to Write a Clear Concise and Correct Contract 2 Suggested Contract Clauses 3 Articles on Agency How to Hold Title Equity Sharing and Joint Ownership Financing Contracts for Deed RESPA Title Insurance Tax Deductions and 1031 Exchanges 4 Forms for Contract for Deed Deed of Trust Note Joint Ownership Office and Residential Lease Letter of Intent and Contract Assignment 5 Ten Secrets Series What your builder and lender don t want you to know 6 Real Estate Dictionary 7 Mortgage Payment Tables for 15 and 30 year loans Don t be caught unprepared embarrassed and at a loss for words The Handbook will get you through Previous editions have sold over 20 000 copies

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