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**LAND SALE  AGREEMENT**

This Land sale AGREEMENT made this ……….. day of……., 20...

BETWEEN

NAME OF THE SELLER of ADRESS OF THE SELLER (hereinafter called “the Vendor”) of the one part

AND

NAME OF THE BUYER of ADRESS OF THE BUYER (hereinafter called “the Purchaser”) of the other part:

WHEREBY IT IS WITNESSED as follows:

**Description of the property**

The Vendor being the owner of ALL THAT piece or parcel of land comprising [INSERT PARTICULARS OF THE land] (hereinafter referred to as “the Property”) hereby sells the said property to the Purchaser who buys the same on the terms hereinafter stated

**Earnest money**

The Buyer undertakes to pay $[AMOUNT] as consideration by [DATE] at [TIME] AM PM ("Earnest Money") following acceptance by the Parties. Subject to the Buyer's capacity to perform in accordance with the provisions of this Agreement, the Earnest Money will be applied to the Purchase Price at Closing. In accordance with State law, any earnest money accepted is/is not needed to be kept in a separate trust or escrow account.

**Purchase Price**

The purchase price of the Property is USD………………….

**Closing**

The closing of this transaction will take place in the office of a title company chosen by the Parties on [DATE], at [TIME] AM PM or earlier ("Closing").

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**Closing costs**

The Buyer/Seller/Both Parties shall be liable for the Closing Costs associated with the Property.

**Survey and Due Diligence**

Before the Closing, the Buyer may have the Property surveyed to make sure there are no problems (referred to as "Survey Problems"). The buyer is responsible for covering the survey's costs. Any survey issues, which are believed to be a flaw in the title to the Property, must be reported to the seller by the buyer to the seller no later than [#] business days before the Closing. Prior to the Closing, the Seller must fix any problems within [#] business days.

Buyer has the option of canceling this Agreement, in which case the Earnest Money will be returned to Buyer if Seller does not or is unable to fix any such defect(s).

**Title**

The Buyer shall have [#] business days following receipt of the Title Search Report to advise the Seller in writing of any matters disclosed in the report that the Buyer finds unsatisfactory. The Buyer shall be deemed to have accepted the Title Search Report if they fail to timely protest it.

The Seller has [#] business days from the day the objections were received to make the necessary corrections if the Buyer objects to the Title Search Report, the mortgage loan inspection, or any other information that reveals a substantial flaw. Buyer may decide to cancel this Agreement, in which case the Earnest Money will be returned to Buyer if Seller does not fix any defects found by the Title Search Report.

**Termination**

Any Earnest Money must be repaid to the Buyer in full within [#] business days in the event that this Agreement is terminated as specified in this Agreement, barring default, and all parties are released from the responsibilities outlined in this Agreement.

**Governing law(s)**

The laws of the state of [STATE] shall apply in interpreting this Agreement.

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**Expiration of Offer**

Unless this Agreement is signed by the Seller and a copy is personally delivered to the Buyer by [DATE], at [TIME] AM PM, this offer to acquire the Property as described in this Agreement shall be deemed revoked and the Earnest Money shall be returned.

**Severability**

If any clause or portion of this agreement is determined to be illegal or unenforceable, only that clause or portion will be inoperative. the full agreement.

IN WITNESS WHEREOF the parties hereto have set their hands hereunto and respectively signed these presents the day, month, and year hereinafter appearing.

Buyer’s Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

Seller’s Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_