

AS IS CONTRACT

Location: _____ Date: _____

PARTIES:

SELLER: _____

BUYER: _____

RECITALS:

WHEREAS, Seller is the legal and rightful owner of the property described below and desires to sell it to Buyer; and WHEREAS, Buyer desires to purchase said property from Seller on an AS IS basis, without warranties or guarantees other than those expressly stated herein.

1. DESCRIPTION OF PROPERTY:

The property subject to this Contract is as follows: (Insert detailed description of the property here, including any identification numbers, model, make, year, and other relevant details.)

2. PURCHASE PRICE:

Total Purchase Price: _____ USD

3. PAYMENT TERMS:

Buyer shall pay the Purchase Price to Seller as follows: (Specify method of payment, deposit amounts, schedule, and any escrow arrangements.)

4. AS IS CONDITION; NO WARRANTIES:

Buyer acknowledges that Buyer has inspected the property (or has had the opportunity to do so) and accepts it AS IS, WHERE IS. Seller expressly disclaims all warranties, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose. Buyer agrees that no representations or warranties have been made except as expressly included in this Contract.

5. RISK OF LOSS:

Risk of loss or damage to the property shall remain with Seller until physical delivery to Buyer or Buyer's agent.

6. TITLE AND TRANSFER:

Seller shall convey good and marketable title to the property free and clear of all liens and encumbrances, except as disclosed herein. Transfer of title shall occur upon full payment and delivery.

7. INSPECTION:

Buyer has had the opportunity to inspect the property to Buyer's satisfaction and accepts it in its current condition.

8. DEFAULT:

If Buyer defaults in payment or performance under this Contract, Seller may retain deposits as liquidated damages and pursue other remedies provided by law. If Seller defaults, Buyer may seek specific performance or damages.

9. GOVERNING LAW AND VENUE:

This Contract shall be governed by and construed in accordance with the laws of the State of _____. Any disputes arising shall be resolved exclusively in the courts located in _____ County, _____.

10. ENTIRE AGREEMENT:

This Contract contains the entire agreement between the parties and supersedes all prior agreements or understandings. Any modifications must be in writing and signed by both parties.

11. SEVERABILITY:

If any provision of this Contract is found invalid or unenforceable, the remaining provisions shall remain in full force.

12. NO REPRESENTATIONS BY BROKERS:

No broker or agent has the authority to make any representations or warranties except those included in this Contract.

13. ACKNOWLEDGEMENTS:

Buyer and Seller acknowledge they have read and understood this Contract, had the opportunity to seek legal advice, and enter into this agreement voluntarily and without duress.

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

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