

CONTRACT FOR DEED

Location: _____ Date: _____

Seller Information:

Full Name: _____

Address: _____

Phone/Email: _____

Buyer Information:

Full Name: _____

Address: _____

Phone/Email: _____

Property Description:

Legal Description: _____

Street Address: _____

City, State, Zip: _____

Purchase Price and Payment Terms:

Purchase Price: _____ USD

Down Payment: _____ USD

Balance Due: _____ USD

Payment Schedule and Terms: _____

Section 1 – Parties:

Seller agrees to sell and Buyer agrees to purchase the Property described herein under the terms of this Contract for Deed. Seller retains legal title to the Property until Buyer has paid in full the Purchase Price per this Contract. Buyer shall have possession and use of the Property as provided herein.

Section 2 – Purchase Price and Payments:

The total Purchase Price for the Property is as stated above. Buyer shall pay the Down Payment upon execution of this Contract. The Balance Due shall be paid in accordance with the Payment Schedule described above. All payments shall be made to Seller at the address provided or at another location designated by Seller in writing.

Section 3 – Taxes and Assessments:

Buyer shall be responsible for all real estate taxes, assessments, and other charges levied against the Property from the date of possession forward. Buyer shall pay such taxes and assessments directly to the appropriate taxing authorities on or before their due dates.

Section 4 – Insurance and Maintenance:

Buyer shall maintain insurance coverage on the Property against loss or damage by fire, vandalism, or other casualty during the term of this Contract. Buyer shall also maintain the Property in good condition and repair, and shall not commit waste or allow it to deteriorate.

Section 5 – Title and Conveyance:

Seller shall retain legal title to the Property until Buyer has fully performed all obligations under this Contract. Upon full payment, Seller shall execute and deliver to Buyer a warranty deed conveying title to the Property free and clear of all liens and encumbrances except those listed herein. Buyer shall be entitled to possession and use of the Property during the term of this Contract.

Section 6 – Default:

If Buyer fails to make any payment required under this Contract within ___ days after written notice of default from Seller, or otherwise breaches any term herein and fails to cure within ___ days after written notice, Seller may declare Buyer in default and exercise all remedies available at law or equity, including termination of this Contract and retention of all payments made as liquidated damages.

Section 7 – Possession:

Buyer shall be entitled to possession of the Property beginning ___ days after execution of this Contract, subject to Seller's right to retain title until full payment is made. Buyer shall use the Property in accordance with all applicable laws and regulations.

Section 8 – Representations and Warranties:

Seller represents that Seller is the sole owner of the Property and has the right to sell and convey the Property as described herein, and that the Property is free of undisclosed liens or encumbrances. Buyer represents that Buyer has the authority to enter this Contract and perform all obligations hereunder.

Section 9 – Governing Law; Venue:

This Contract shall be governed by and construed in accordance with the laws of the State of _____, without regard to conflict of laws principles. The parties consent to the exclusive jurisdiction and venue of the state and federal courts located in _____ County, _____.

Section 10 – Entire Agreement; Amendment:

This Contract constitutes the entire agreement of the parties with respect to the subject matter herein, and supersedes all prior agreements and understandings, whether oral or written. No amendment or modification shall be binding unless in writing and signed by both parties.

Section 11 – Notices:

All notices, demands, or communications required or permitted under this Contract shall be in writing and shall be deemed given when delivered in person, sent by nationally recognized overnight courier, certified mail return receipt

requested, or electronic means with confirmation of delivery to the parties' addresses stated above.

Section 12 – Severability:

If any provision of this Contract is held invalid or unenforceable by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect, and the invalid provision shall be severed without affecting the validity of the remainder of this Contract.

Section 13 – Waiver of Jury Trial:

To the maximum extent permitted by law, each party knowingly and voluntarily waives any right to trial by jury in any dispute arising out of or related to this Contract.

Section 14 – Counterparts and Electronic Signatures:

This Contract may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one agreement. Electronic signatures shall be deemed valid and binding to the same extent as original signatures.

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

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