

MICHIGAN LAND PURCHASE AND SALE AGREEMENT

Location: _____ Date: _____

Seller Information:

Full Legal Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone / Email: _____

Buyer Information:

Full Legal Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone / Email: _____

Property Information:

Legal Description of Property: _____

(Attach additional sheets if necessary)

Street Address / Parcel Number: _____

Purchase Price and Payment Terms:

Purchase Price: _____ USD

Payment Method and Schedule: _____

Clause 1 – Agreement to Sell and Purchase

Seller agrees to sell and Buyer agrees to purchase the real property described above, together with all improvements, rights, privileges, and appurtenances thereto belonging or in any way appertaining, on the terms and conditions set forth herein.

Clause 2 – Purchase Price

The total purchase price for the Property is as stated above. Buyer shall pay the purchase price as follows: deposit upon execution of this Agreement, with the balance payable at closing by wire transfer, cashier's check, or other immediately available funds acceptable to Seller.

Clause 3 – Closing

Closing shall occur at a mutually agreed location in Michigan where Seller shall deliver possession of the Property and transfer title to Buyer free and clear of all liens and encumbrances, except as expressly stated herein.

Clause 4 – Title and Survey

Seller shall provide Buyer with a marketable title evidenced by a title insurance commitment and a current survey if available. Buyer may, at Buyer's expense, obtain a survey and title search. Any objections to title or survey must be

made in writing prior to closing.

Clause 5 – Property Condition; AS IS

Buyer acknowledges that Buyer has inspected the Property or has had the opportunity to do so. The Property is sold AS IS, WHERE IS without warranties, express or implied, including any warranty of fitness for a particular purpose or merchantability.

Clause 6 – Risk of Loss

Risk of loss or damage to the Property remains with Seller until closing. If substantial damage occurs prior to closing, Buyer may elect to terminate this Agreement and receive a full refund of any deposits.

Clause 7 – Prorations

Real estate taxes, assessments, rents, and other expenses shall be prorated as of the date of closing in accordance with Michigan law and custom.

Clause 8 – Representations and Warranties

Seller represents that Seller is the sole owner of the Property with full authority to sell and convey the Property, free of all liens, encumbrances, or claims, except those disclosed. Seller makes no other warranties.

Clause 9 – Disclosures

Seller shall provide all required disclosures pursuant to Michigan law including, but not limited to, lead-based paint, environmental hazards, and any known material defects affecting the Property.

Clause 10 – Default and Remedies

If Buyer defaults, Seller may retain deposits as liquidated damages. If Seller defaults, Buyer may seek specific performance or damages as permitted by law. The parties waive the right to jury trial to the fullest extent permitted.

Clause 11 – Governing Law and Venue

This Agreement shall be governed by the laws of the State of Michigan. The parties consent to the exclusive jurisdiction of Michigan state courts located in the county where the Property is situated.

Clause 12 – Entire Agreement; Amendments

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations. No amendment is valid unless in writing and signed by both parties.

Clause 13 – Notices

All notices must be in writing and delivered by hand, certified mail, or recognized overnight courier to the addresses specified above or to such other addresses as designated in writing.

Clause 14 – Counterparts and Electronic Signatures

This Agreement may be executed in counterparts and by electronic signature, each of which shall be deemed an original, but all of which together constitute one instrument.

Clause 15 – Assignment

Neither party may assign this Agreement without the prior written consent of the other, which shall not be unreasonably withheld.

Clause 16 – Survival

All representations, warranties, and indemnities shall survive the closing of this transaction to the extent permitted by law.

Clause 17 – Brokers

Each party represents that it has dealt with no real estate brokers or agents except those identified in writing. Each party shall indemnify the other against any claims by brokers for commissions.

Clause 18 – Environmental Matters

Seller represents that to the best of Seller's knowledge, there are no hazardous substances on the Property except as disclosed. Buyer acknowledges responsibility for further environmental inspections.

Clause 19 – Waivers

Failure to enforce any provision shall not constitute waiver of that or any other provision.

Clause 20 – Signatures

The parties have executed this Agreement as of the date first set forth above, intending to be legally bound.

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

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