

MICHIGAN LAND CONTRACT

Property Location: _____ Contract Date: _____

SELLER:

Full Legal Name: _____

Address: _____

Phone and Email: _____

BUYER:

Full Legal Name: _____

Address: _____

Phone and Email: _____

PROPERTY DESCRIPTION:

Full Legal Description: _____

PART 1 – TERMS OF SALE

Purchase Price (USD): _____

Down Payment (USD): _____

Balance Due (USD): _____

PART 2 – PAYMENT TERMS

Payment Schedule and Details: _____

PART 3 – POSSESSION AND TITLE

Possession Date: _____

Title Transfer Terms: _____

PART 4 – SELLER'S WARRANTIES AND REPRESENTATIONS

Seller warrants that Seller is the lawful owner of the Property, free and clear of all liens, encumbrances, and claims except those specifically disclosed herein. Seller agrees to provide marketable title at closing and to comply with all applicable laws regarding property transfer.

PART 5 – BUYER'S OBLIGATIONS

Buyer agrees to pay the Purchase Price according to the payment terms set forth in this contract, to maintain the Property in its current condition until possession, and to comply with all applicable laws and ordinances.

PART 6 – DEFAULT

In the event of default by Buyer or Seller, the non-defaulting party may pursue all remedies available at law or in equity including specific performance, damages, or termination of this Contract. Deposits may be retained or returned according to the terms agreed herein.

PART 7 – DISCLOSURES

Buyer acknowledges receipt of all required disclosures under Michigan law, including but not limited to lead-based paint, environmental hazards, and property condition disclosures.

PART 8 – CLOSING

Closing shall occur at a mutually agreed location and time. At closing, Seller shall deliver a duly executed Warranty Deed conveying marketable title to Buyer, free of encumbrances except as herein stated. Buyer shall pay all amounts due and execute all necessary documents.

PART 9 – MISCELLANEOUS

This Contract constitutes the entire agreement between the parties and supersedes all prior agreements. Any amendments must be in writing and signed by both parties. This Contract shall be governed by Michigan law. If any provision is invalid or unenforceable, the remainder shall remain in effect.

PART 10 – NOTICES

All notices required or permitted under this Contract shall be in writing and delivered by hand, certified mail, or nationally recognized overnight courier to the addresses set forth above or to such other address as a party may designate by notice.

PART 11 – SIGNATURES

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

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