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Land Purchase & Sales Agreement

**1. PARTIES**

This Land Purchase and Sales Agreement ("Agreement") is made and entered into this 5th day of August, 2024, by and between:

**Seller:** Name: John Doe  
Address: 123 Maple Street  
City, State, ZIP: Springfield, MA 01101  
Phone: (123) 456-7890  
Email: johndoe@example.com

**Buyer:** Name: Jane Smith  
Address: 456 Oak Avenue  
City, State, ZIP: Springfield, MA 01102  
Phone: (098) 765-4321  
Email: janesmith@example.com

**2. PROPERTY DESCRIPTION**

The real property ("Property") that is the subject of this Agreement is located at:  
Address: 789 Pine Road  
City, State, ZIP: Springfield, MA 01103  
Legal Description: Lot 12, Block 5, Springfield Subdivision  
Parcel Number: 9876543210

**3. PURCHASE PRICE**

The total purchase price ("Purchase Price") for the Property is $250,000, payable as follows:

* Earnest Money Deposit: $10,000, due within 5 days of the effective date of this Agreement.
* Balance of Purchase Price: $240,000, due at closing.

**4. CLOSING**

The closing of the sale ("Closing") shall occur on or before the 30th day of September, 2024, at a time and place mutually agreed upon by the parties.

**5. TITLE**

Seller shall convey good and marketable title to Buyer by Warranty Deed, free and clear of all liens and encumbrances except those specifically agreed to by Buyer.

**6. CONTINGENCIES**

This Agreement is contingent upon the following:

* Buyer obtaining satisfactory financing within 30 days of the effective date of this Agreement.
* Satisfactory completion of a property inspection by Buyer within 15 days of the effective date of this Agreement.
* Any other contingencies: Approval of zoning change to residential use.

**7. CLOSING COSTS**

Closing costs shall be allocated as follows:

* Seller's Costs: Title insurance, deed preparation, and any outstanding liens.
* Buyer's Costs: Loan origination fees, recording fees, and survey costs.

**8. PRORATIONS**

Property taxes, utilities, and other proratable items shall be prorated as of the Closing date.

**9. POSSESSION**

Possession of the Property shall be delivered to Buyer at Closing.

**10. DEFAULT**

In the event of default by either party, the non-defaulting party may pursue any and all remedies available at law or in equity, including specific performance and/or termination of this Agreement.

**11. ENTIRE AGREEMENT**

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral.

**12. GOVERNING LAW**

This Agreement shall be governed by and construed in accordance with the laws of the State of Massachusetts.

**13. SIGNATURES**

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

**Seller:**

Name: John Doe  
Date: 8/5/2024

**Buyer:**

Name: Jane Smith  
Date: 8/5/2024