YOUR FIRM'S LETTERHEAD GOES HERE

YOUR CONTRACT OF SALE, IN PLAIN ENGLISH / BUYER'S COPY

SAMPLE

14 Sample Street, Anytown, NY 11700

Prepared for Jordan Reyes, purchaser · Contract dated 10/21/2026 · 21 pages, attached behind this cover

You are buying the house as it stands for $840,000, with the right to back out if the loan does not come through.

$840,000	$84,000	$672,000	Nov 15
purchase price ¶3	deposit, held in escrow by the seller's attorney ¶3, ¶6	loan the buyer is applying for ¶8	closing, on or about, at 1 o'clock ¶15

Dates that matter

Oct 31, 2026	Last day to tell the seller's attorney in writing about termite damage, if you had the house inspected for it.	¶40
Nov 11, 2026	Last day to scan the property for a buried oil tank, at your cost.	R¶2
Nov 15, 2026	Target closing date. You may walk through the house within the 48 hours before.	¶15, ¶33
Dec 5, 2026	Loan commitment deadline. If the bank has not committed by then, you have 5 business days to cancel in writing.	¶8
Closing + 5 days	The latest the seller may stay in the house after closing.	R¶15

Dates are counted from a contract date of October 21, 2026, the day the last signature went on. Your attorney confirms the exact dates. November 15 is a Sunday, and it falls before the loan deadline.

What you agreed to

You take the house as is

¶12, R¶16

You are relying on your own inspection, not on anything you were told. The central air is sold strictly as is, and the water comes from a private well, not the public system.

You apply for the loan promptly and keep at it

¶8

The loan is for $672,000 or less, at a fixed rate for 30 years. You have to apply quickly, give the bank what it asks for, and tell the seller which bank you used.

What the seller promised you

R¶7, R¶8, R¶12

No open permits and no known violations. The pool and sprinklers work and do not leak. The septic system sits inside the property lines. No homeowner's insurance claims in the last 24 months.

Small money items

R¶9, ¶41, ¶43

If an appliance is not working at closing, you get a credit of up to $500 for it. You take over any pending property-tax challenge and its fees, and you keep any refund. If there are leased solar panels, you take over the lease.

The seller may stay up to 5 days after closing

R¶15

The seller puts $10,000 in escrow first and owes you $500 for every day past the fifth. The escrow is not released until you have had a chance to inspect.

How this deal can end early, and what happens to the deposit

No loan by the deadline	The buyer may cancel in writing within 5 business days and gets the deposit back. Saying nothing gives up that right. ¶8
Buried oil tank problem	The seller chooses: remove it and clean up, or cancel and return the deposit. R¶2
Termite damage reported on time	The seller chooses: treat and repair, give a one-year guarantee, or cancel and return the deposit. The buyer may still go ahead. ¶40
Too much land cleared	If the town requires replanting, the seller may do it when the overage is 5% or less. Above 5%, either side may cancel and the deposit comes back. R¶3
A missing certificate the bank insists on	The seller may get it, remove the item, or cancel and return the deposit plus up to $750 of title costs. The buyer may waive it and close anyway. ¶35, R¶10
Title can't be made good	The seller may cancel and return the deposit plus up to $750. The buyer may accept the title as it is and close. ¶36, R¶10
The buyer walks away without cause	The seller keeps the $84,000 deposit. That is the seller's only remedy. ¶23
The seller refuses to close	The buyer may go to court, including to force the sale. ¶23

Your to-do list

1. Get the loan application in now and answer the bank quickly.
2. Order the oil tank scan before November 11 if you want one.
3. Put your loan commitment deadline, December 5, on your calendar.
4. Schedule the walk-through for the 48 hours before closing.
5. Tell your attorney 15 days before closing if you want to buy in an LLC or trust.

Worth asking your attorney

- The closing date is before my loan deadline. Which one really governs?
- Furniture is not included. Is anything I expected to stay missing from the contract?
- What is not covered by a certificate of occupancy, such as the deck, shed or patio?
- What did the seller's disclosure form say?

This cover page restates the attached contract in everyday language and is sent to you by your attorney's office. It is general information, not legal advice. It leaves things out, and the contract itself controls. Paragraph marks point to the contract (¶) or the Purchaser Rider (R¶). If anything here differs from what your attorney tells you, your attorney's advice controls.