



**Bruno Realty Consultants Inc**

1215 Main Street Oakdale, New York, 11769

Business (631) 567-5951 • FAX (631) 961-8837



info@LIHomeSearch.com

www.LIHomeSearch.com

**SALES AGREEMENT**

Date \_\_\_\_\_

Received from \_\_\_\_\_ Purchaser(s)

Residing at \_\_\_\_\_

Resident Phone \_\_\_\_\_ Bus./ or cell Phone \_\_\_\_\_

For purchase of premises know as \_\_\_\_\_

**Purchaser agrees to pay the price of \$ \_\_\_\_\_ Payable as follows**

On signing this agreement (By Check -offer/ deposit \_\_\_\_\_ \$ \_\_\_\_\_

On signing more formal contract / Down Payment \_\_\_\_\_ \$ \_\_\_\_\_

Subject to new mortgage or purchase money mortgage held by \_\_\_\_\_ \$ \_\_\_\_\_ approx.

Balance to be paid on taking title and possession on or about \_\_\_\_\_ approx.

**Total \$.** \_\_\_\_\_

**Purchaser agrees to provide real estate broker a qualified financial profile through a credit report and a pre approved Mortgage from a financially qualified institution. Purchaser also agrees to obtain a mortgage commitment within \_\_\_\_\_ days. \*\* initial \_\_\_\_\_**

This deposit accepted subject to Owner's approval of price and terms. If Owners fails to accept offer, this deposit shall be refunded but, if accepted, this deposit shall be turned directly over to the Owners and be applied to the purchase price of the above property and a more formal contracts shall be signed by the Purchaser and the Seller on or about the

\_\_\_\_\_ Day of \_\_\_\_\_ It is understood and agreed that this transaction is subject to the purchasers obtaining a new mortgage in the amount of \_\_\_\_\_ at their own expense. **Date** \_\_\_\_\_

Plumbing, heating, and electrical systems to be in working order.

This sale shall include without any further charge to the purchaser the following items in **working order** now on premises:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If The Seller fails to deliver a Property Condition Disclosure Statement to the buyer prior to the buyers signing a binding contract of sale, the buyer will be entitled to a credit in the amount of \$500.00 against the purchase price of the property upon the transfer of title. **Buyer understands** that the information concerning the property known to the seller. It is not a warranty of any kind by the seller or sellers agent and is not a substitute for any home, pest, radon or any other inspections of the property or inspection of public records.

**Purchaser has received a property disclosure** Yes  No  *Initial when received*

Buyer Signature \_\_\_\_\_ Buyers Signature \_\_\_\_\_

**Sellers agrees to provide C.Os in place prior to closing**

**Bruno Realty Consultants Inc**  
**1215 Main St Oakdale, NY 11769**  
**631-567-5900**

LEAD HAZARD CONTINGENCY

This agreement is contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards \* at the Purchaser's expense until 9:00p.m. on the tenth calendar day after ratification or a date mutually agreed upon. This contingency will terminate at the above predetermined deadline unless the Purchaser (or Purchasers agent) delivers to the Seller (or Seller's agent) a written contract addendum listing the specific existing deficiencies and corrections needed, together with a copy of the inspection and/or risk assessment report. The Seller may, at the seller's option, within 3 days after delivery of the addendum, elect in writing whether to correct the condition(s) prior to settlement. If the Seller will correct the condition, the Seller shall furnish the Purchaser with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of the settlement. If the Seller does not elect to make the repairs, or if the seller makes a counter-offer, the Purchaser shall have 2 days to respond to the counter-offer or remove this contingency and take the property in "as is" condition or this contract shall become void. The Purchaser may remove this contingency at any time without cause.

\* Intact lead-based paint that is in good condition is not necessarily a hazard. see EPA pamphlet "Protect your Family from Lead in Your Home" for

Received EPA pamphlet

Initial when received

The parties recognize **Bruno Realty Consultants Inc** as the sole broker who brought about this sale upon terms set forth above or any other price or terms to which both undersigned parties may consent to and the sellers agree to pay any brokerage fee earned thereby.

Both parties agree they were introduced to each other through the efforts of **Bruno Realty Consultants Inc.**

Both parties hereby agree to furnish and or instruct their attorneys to furnish **Bruno Realty Consultants Inc. with a fully executed copy of the more formal contract of sale.**

It is understood that **Bruno Realty Consultants Inc** cannot perform any legal services for either of the parties hereto, and in that connection an attorney should be consulted by each of the respective parties.

Licensed Broker, State of New York  
 By- \_\_\_\_\_

*Print Name Also* \_\_\_\_\_

Licensed Salesperson/ Broker

1, the undersigned, purchaser of the above described premises agree to the terms set forth hereon.

2. Both Purchaser(s) and Seller(s) understand their agency relationship and have acknowledged their relationship through the NY State disclosure form.

**Purchasers (S)**

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Attorney: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

**Buyer's Attorney's  
 e-mail**

**SELLER(S)**

Print name: \_\_\_\_\_

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Sign: \_\_\_\_\_

Attorney: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

**Seller's Attorney  
 e-mail**