

**BINDER OF SALE (CONTRACT)**

\_\_\_\_\_, 20\_\_\_\_

AGREEMENT between \_\_\_\_\_  
residing at \_\_\_\_\_ who hereby  
agrees to sell, and \_\_\_\_\_  
residing at \_\_\_\_\_ who hereby  
agrees to purchase, the property known and described as:

\_\_\_\_\_ under the following terms and conditions :

PRICE \_\_\_\_\_ DEPOSIT \_\_\_\_\_ receipt of which is hereby acknowledged. Deposit to be held in escrow  
account of \_\_\_\_\_ . Sale includes: \_\_\_\_\_

Contract of sale to be signed, and remainder of \_\_\_\_\_% deposit to be made, on or before \_\_\_\_\_, 20\_\_\_\_  
The full price to be paid in cash or certified check upon delivery of the deed or on terms set forth herein.

Mortgage Contingency: This agreement is subject to buyer's obtaining a commitment for a loan, to be secured by a first mortgage on the  
property, in the amount of \$ \_\_\_\_\_, amortizable in equal monthly payments over a period of \_\_\_\_\_ years upon  
standard or prevailing terms as to interest, rate and prepayment limitations on or before \_\_\_\_\_. This agreement is  
further subject to termite and building inspection satisfactory to and at the expense of the buyer, to be completed by:

Adjustments: Taxes, water charges, rents, mortgage interest, and interest on assessments, if any, for municipal improvements are to be  
adjusted as of the date of closing. Balances of assessments, if any, for municipal improvements, are to be assumed by the buyer.  
Property is to be conveyed by Warranty Deed, in accordance with the usual Connecticut practice.

Closing of Title will be at the office of \_\_\_\_\_  
\_\_\_\_\_ on \_\_\_\_\_, 20\_\_\_\_

In the event the Seller has not furnished Buyer with the Property Condition Disclosure Form required by Public Act 95-311 prior to the  
Buyer's execution of this agreement, Seller shall give and Buyer shall receive a credit of \$500 off of the purchase price at closing.

**THIS AGREEMENT IS TO REMAIN IN FORCE AND EFFECT AND CONSTITUTE A CONTRACT BETWEEN THE PARTIES HERETO  
UNLESS OR UNTIL SUPERSEDED BY FURTHER CONTRACT BETWEEN PARTIES INCORPORATING DETAILED DESCRIPTION  
AS HEREIN ABOVE PROVIDED.**

WITNESSES: \_\_\_\_\_

BUYER: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SELLER: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SELLER'S ATTORNEY : \_\_\_\_\_

BUYER'S ATTORNEY: \_\_\_\_\_

\_\_\_\_\_ *address* \_\_\_\_\_ *phone*

\_\_\_\_\_ *address* \_\_\_\_\_ *phone*

IS THE LISTING BROKER IN THIS TRANSACTION

IS THE SELLING BROKER IN THIS TRANSACTION

