

# RESIDENTIAL PURCHASE AGREEMENT

**I. The Parties.** This Real Estate Purchase Agreement (“Agreement”) made on June 13 2023 (“Effective Date”) between:

Buyer: Two (2) individual(s) known as Enter Buyer’s name(s) Here (“Buyer”) with a mailing address of and

Seller: One (1) individual(s) known as Enter Seller’s Name(s) here (“Seller”) with a mailing address that is the same as the Property.

**II. Legal Description.** The real property is a single-family home with a mailing address of Enter Address Here, Idaho Falls, Idaho, 83404.

Tax Parcel Information (i.e., “Parcel ID” or “Tax Map & Lot”): N/A

**III. Personal Property.** In addition to the real property described in Section II, the Seller shall include the following personal property: Refrigerator, Stove/Oven

The real property and personal property shall be collectively known as the “Property”.

**IV. Fixtures.** The Parties agree that all fixtures located on or in the Property, including but not limited to storm windows, screens, shades, blinds, heating systems, HVAC components, stoves, air conditioners, pumps, electrical fixtures, and any other equipment, appliance, or furniture that is fixed in position shall be included in the sale of the Property.

**V. Earnest Money.** After acceptance by all Parties, the Buyer agrees to make a payment in the amount of \$,000.00 as consideration by June 19 2023 05:00 PM (“Earnest Money”). The Earnest Money shall be applied to the Purchase Price at Closing and subject to the Buyer’s ability to perform under the terms of this Agreement. Any Earnest Money accepted Shall be required to be placed in a separate trust or escrow account in accordance with State law.

**VI. Purchase Price and Terms.** The Buyer agrees to purchase the Property by payment of \$,000.00 (Enter Purchase amount here) as follows:

**Bank Financing.** The Buyer’s ability to purchase the Property is contingent upon the Buyer’s ability to obtain financing through a VA Loan:

- a.) In addition, Buyer agrees, within a reasonable time, to make a good faith loan application with a credible financial institution;
- b.) If Buyer does not reveal a fact of contingency to the lender and this purchase does not record because of such nondisclosure after initial application, the Buyer shall be in default;
- c.) The Buyer shall be required provide the Seller a letter from a credible financial institution verifying a satisfactory credit report, acceptable income, source of down payment, availability of funds to close, on or before June 23 2023 and that the loan approval shall not be contingent on the lease, sale, or recording of another property;

agreement, statement or promise that is not contained in this Agreement shall not be valid or binding or of any force or effect.

**SIGNATURE AREA**

**Buyer's Signature** DocuSigned by:  
M \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_

**Buyer's Signature** \_\_\_\_\_

**Seller's Signature** \_\_\_\_\_ Date \_\_\_\_\_