

CONTRACT FOR DEED

[Your Name], referred to as the "Seller," and [Buyer's Name], referred to as the "Buyer," agree to enter into the following Contract for Deed:

I. Property Description.

- a. Property Address: [Insert the full address of the property being sold]
- b. Legal Description: [Insert legal description of the property]

II. Purchase Price.

The total purchase price for the property is \$[Insert purchase price in dollars]. The Buyer agrees to pay the Seller as follows:

- a. Down payment: \$[Insert down payment amount in dollars] upon execution of this Contract for Deed.
- b. Installments: The remaining balance shall be paid in equal monthly installments of \$[Insert installment amount in dollars], including interest, over a period of [Insert the number of months or years].

III. Interest.

The installment payments shall bear interest at a rate of [Insert interest rate] percent per annum.

IV. Title and Possession.

- a. Legal Title:
Legal title to the property shall remain with the Seller until the Buyer fulfills all payment obligations under this Contract for Deed.
- b. Possession:
The Buyer shall have possession of the property upon execution of this contract and making the down payment.

V. Default and Remedies.

- a. Default:
In the event of default by the Buyer, including failure to make payments as agreed, the Seller may provide written notice to the Buyer specifying the default and a cure period.
- b. Remedies:
If the default is not cured within the cure period, the Seller may exercise the following remedies: [Include remedies such as termination of the contract, retention of all payments made, etc.].

VI. Taxes and Insurance.

Until the legal title is transferred to the Buyer, the Seller shall be responsible for all property taxes and insurance on the property.

VII. Closing and Transfer of Title.

Upon the Buyer's full payment of the purchase price and fulfillment of all obligations under this Contract for Deed, the Seller agrees to transfer the legal title to the Buyer by executing a deed or other appropriate instrument.

VIII. Governing Law.

This Contract for Deed shall be governed by and construed in accordance with the laws of [Insert jurisdiction].

IX. Entire Agreement.

This Contract for Deed constitutes the entire agreement between the Seller and Buyer and supersedes all prior discussions, understandings, or agreements, whether written or oral.

X. Severability.

If any provision of this Contract for Deed is held to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

XI. Signatures of the Parties.

Signature of the Seller

Signature of the Buyer

Printed Name of Seller

Printed Name of Seller

[Date of Signature]

PLEASE NOTE: This template is for informational purposes only and should not be considered legal advice. It's important to consult with a qualified attorney to tailor the contract to your specific needs and comply with local laws and regulations.