

Purchase and Sale Agreement

(Residential)

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



Dated _____ Brokerage Names _____ AK MLS ID # _____ Brokerage Ph _____
Listing Brokerage: _____
Selling Brokerage: _____

Licensee Names License # Direct Ph Fax Ph Cell Ph Home Ph
Listing 1: _____
Listing 2: _____
Selling 1: _____
Selling 2: _____

Licensee Relationships:

The Seller and Buyer acknowledge the following:

- a) Listing Licensee(s) is representing the Seller exclusively; or is assisting both the Buyer and Seller as a Neutral Licensee.
b) Selling Licensee(s) is representing the Buyer exclusively; or is assisting both the Buyer and Seller as a Neutral Licensee; or is representing the Seller exclusively.

1) Buyer(s), _____, hereby deposit(s) earnest money of _____ (\$ _____) Dollars
evidenced by: Cash Personal Check Cashier's Check Note, Due on _____, (date)
Or _____
shall be held in trust by Listing Broker Selling Broker Other _____
as earnest money on and part payment for the purchase of real property and improvements situated in _____ (city or area) _____ (zip), in the _____ Recording District, State of Alaska, described as: _____ (Address) _____ (Legal) (the Property).

2) Purchase Price: _____ 00/100 (\$ _____) Dollars
Minimum Down Payment (including earnest money shown above) \$ or % _____

3) Terms:
Buyer does does not intend to occupy Property as Buyer's primary residence.
Property Type (check one): Single Family Duplex Triplex Fourplex Other _____

Check one below:
a) All Cash Offer:
No loan is needed to purchase the Property; Buyer shall provide Seller written third-party documentation verifying sufficient funds to close no later than _____ (date) _____ (time). Seller shall have two (2) business days after receipt of documentation to notify Buyer, in writing, if the verification of funds is not acceptable. If Buyer fails to provide such documentation, or if Seller finds verification of funds unacceptable, Seller may terminate this Purchase Agreement. Failure of Seller to provide Buyer written notice of objection shall be considered acceptance of verification of funds.
b) New Financing: Closing is contingent upon Buyer obtaining financing as follows:
Check the appropriate block(s) below:
Conventional
FHA - (Attach Required Addendums)
VA - (Attach Required Addendums)
Alaska Housing Finance Corporation under the following program _____
Other _____