

Please fill out contract in blue ink!

Sales Contract

U.S. Department of Housing and Urban Development

Property Disposition Program

Office of Housing
Federal Housing Commissioner

HUD Case No.
123-456789

- 1. I (We), John Doe (Purchaser(s)) agree to purchase on the terms set forth herein, the following property, as more particularly described in the deed conveying the property to the Secretary of Housing and Urban Development: 111 Any Street, Any City, County, State and Zip
2. The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him. Title will be taken in the following name(s) and style: Names must match Line 1 and state whether single, married and tenancy
3. The agreed purchase price of the property is 3. \$ 100,000.00
Purchaser has paid \$ 1,000.00 based on sales price: \$500 for <\$50k and \$1000 for >\$50k; Held By HUD as earnest money to be applied on the purchase price, and agrees to pay the balance of the purchase price, plus or minus prorations, at the time of closing, in cash to Seller. The earnest money deposit shall be held by HUD
4. Purchaser is applying for FHA insured financing [ 203(b), 203(b) repair escrow, 203(k)] with a cash down payment of \$ due at closing and the balance secured by a mortgage in the amount of \$ for months (does not include FHA Mortgage Insurance Premium, prepaid expenses or closing costs Seller has agreed to fund into mortgage.)
5. Seller will pay reasonable and customary costs, but not more than actual costs, nor more than paid by a typical Seller in the area, of obtaining financing and/or closing (excluding broker's commission) in an amount not to exceed 5. \$ see HUD Notice 2005-12
6a. Upon sales closing, Seller agrees to pay to the broker identified below a commission (including selling bonus, if offered by seller) of 6a. \$ Up to 3%
6b. If broker identified below is not the broad listing broker, broad listing broker will receive a commission of: 6b. \$ 3% auto populated by HUD
7. The net amount due Seller is (Purchase price [Item 3] less Items 5 and 6) 7. \$ 90,000.00
8. Purchaser is: owner-occupant (will occupy this property as primary residence) investor
nonprofit organization public housing agency other government agency. Discount at closing: %
Discount will reduced by amounts, if any, listed on Line Items 5 and 6.
9. Time is of the essence as to closing. The sale shall close not later than 45 days from Seller's acceptance of contract. Closing shall be held at the office of Seller's designated closing agent or same as line 3
10. If Seller does not accept this offer, Seller may may not hold such offer as a back-up to accepted offer. Please pull the LBP Addendum from property details as required.
11. Lead based paint addendum is is not attached; Other addendum is is not attached hereto and made part of this contract.
12. Should Purchaser refuse or otherwise fail to perform in accordance with this contract, including the time limitation, Seller may, at Seller's sole option, retain all or a portion of the deposit as liquidated damages. The Seller reserves the right to apply the earnest money, or any portion thereof, to any sums which may be owed by the Purchaser to the Seller for rent. Purchaser(s) Initials: JD Seller's Initials: don't forget
13. This contract is subject to the Conditions of Sale on the reverse hereof, which are incorporated herein and made part of this contract.
Certification of Purchaser: The undersigned certifies that in affixing his/her/its signature to this contract he/she/it understands: (1) all the contents thereof (including the Conditions of Sale) and is in agreement therewith without protest; (2) he/she/it is responsible for satisfying itself as to the full condition of the property; and (3) that Seller will not perform repairs after acceptance of this contract.

Purchaser(s): (type or print names & sign) John Doe John Doe
Purchaser(s) Address: Current Address
Purchaser(s) Social Security Number (SSN) or Employer Identification Number (EIN) (include hyphens) 123-45-6789
Phone No: 800-555-1212
Date Purchaser(s) Signed Contract: 01/01/2011
Seller: Secretary of Housing and Urban Development By: (type name & title, & sign)
Date Contract Accepted by HUD:
X

Certification of Broker: The undersigned certifies that: (1) neither he/she nor anyone authorized to act for him/her has declined to sell the property described herein to or to make it available for inspection or consideration by a prospective purchaser because of his/her race, color, religion, sex, familial status, national origin, or disability; (2) he/she has both provided and explained to the purchaser the notice regarding use of Seller's closing agent; (3) he/she has explained fully to the purchaser the entire terms of the contract, including Condition B on the reverse hereof; and (4) he/she is in compliance with Seller's earnest money policy as set forth on HUD forms SAMS-1111, Payee Name and Address, and SAMS-1111-A, Selling Broker Certification, which he/she has executed and filed with Seller.

Broker's Business Name & Address: (for IRS reporting) (include Zip Code) XYZ ABC
1 Home Road
City, St., 12345
Broker's EIN or SSN: (include hyphens) 12-3456789
SAMS NAID: XYZABC1234
Signature of Broker: X Managing Broker Signature
Broker's Phone No:

Type or print the name and phone number of sales person:

This section for HUD use only. Broker notified of:
Acceptance Back-Up No.
Rejection Return Earnest Money Deposit X
Authorizing Signature & Date: