

Closing date shall take place on or about: month _____ day _____ year _____.

Upon the execution of the formal contract of sale, or sooner at the option of the broker, the aforesaid deposit shall be turned over to the attorney for the seller who shall hold the same in escrow pending closing of title.

The parties hereto acknowledge that **NORTHERN DUTCHESS REALTY** and _____ is/are the sole Real Estate Broker (s) who brought about the within sale and the commission therefore will be paid by the Seller to the Listing Broker pursuant to the terms of a separate agreement including _____ % commission.

Broker or Authorized Representative _____ Date _____

This agreement is to be binding and to remain in full force and effect unless or until the same is replaced or superseded by a further and more complete agreement between the parties hereto. By affixing their respective signatures hereon, the seller agrees to sell and the Purchaser agrees to buy the property described herein.

Subject to Attorney Approval within 72 hours or three working days from the time this document has been fully executed.

PRINT AND SIGN NAME(S) to be on contract:

Seller _____

Seller _____ Date: _____

Seller's Address & Phone#: _____

Seller's Attorney/Telephone #/Address _____

Purchaser _____

Purchaser _____ Date: _____

Purchaser's Address & Phone#: _____

Purchaser's Attorney: _____

Address & Phone#: _____