

# REAL PROPERTY OWNERSHIP (RPO) CONTRACT

Location: \_\_\_\_\_ Date: \_\_\_\_\_

## Seller Information:

Full Name: \_\_\_\_\_

Government ID / Driver License No.: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Buyer Information:

Full Name: \_\_\_\_\_

Government ID / Driver License No.: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Property Information:

Property Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Parcel Number (Tax ID): \_\_\_\_\_

## Purchase Price and Payment Terms:

Purchase Price: \_\_\_\_\_ USD

Payment Method and Schedule: \_\_\_\_\_

### Clause 1 – Purpose of Agreement

Seller agrees to sell and Buyer agrees to purchase the real property described above on the terms and conditions set forth herein. Seller represents that Seller has full legal right, title, and authority to convey the property free of any encumbrances except as disclosed.

### Clause 2 – Condition; AS-IS

The property is sold AS-IS, WHERE-IS, with all faults, and without any warranties, express or implied, except those expressly provided in this Agreement. Buyer has had opportunity to inspect the property and accepts its condition subject to such inspection rights.

### Clause 3 – Title and Survey

Seller shall deliver to Buyer at Closing marketable title by general warranty deed free and clear of all liens and encumbrances, except as disclosed herein. Buyer may obtain a survey at Buyer's expense. Any survey discrepancies shall be addressed as provided herein.

### Clause 4 – Seller's Representations and Warranties

Seller represents and warrants that: (a) Seller is sole owner with good and marketable title; (b) no undisclosed liens or encumbrances exist; (c) to Seller's knowledge, there are no pending or threatened lawsuits affecting the property; (d) all

disclosures required by law have been made.

**Clause 5 – Closing**

The Closing shall take place at a mutually agreed location, where Seller shall deliver deed and all required documents, and Buyer shall pay the balance of the purchase price. Closing costs allocation shall be as specified herein.

**Clause 6 – Risk of Loss**

Risk of loss or damage to the property shall remain with Seller until Closing. If material damage occurs before Closing, Buyer may terminate this Agreement or proceed with adjusted terms.

**Clause 7 – Inspection Period**

Buyer shall have a period to conduct inspections and investigations of the property. Buyer may cancel the Agreement during this period for any reason by written notice to Seller.

**Clause 8 – Default and Remedies**

If Buyer defaults, Seller may retain any deposit as liquidated damages. If Seller defaults, Buyer may seek specific performance, damages, or return of deposit. Remedies are cumulative and not exclusive.

**Clause 9 – Taxes and Assessments**

Seller shall pay all property taxes, assessments, and other charges due and payable prior to Closing. Buyer shall be responsible for all taxes and charges accruing after Closing.

**Clause 10 – Possession**

Possession of the property shall be delivered to Buyer at Closing unless otherwise agreed in writing.

**Clause 11 – Notices**

All notices under this Agreement shall be in writing and deemed effective upon delivery by hand, certified mail, overnight courier, or email with confirmation.

**Clause 12 – Governing Law and Venue**

This Agreement shall be governed by the laws of the State of \_\_\_\_\_ without regard to conflict of laws. Venue for any dispute shall be exclusively in the courts of \_\_\_\_\_ County, \_\_\_\_\_.

**Clause 13 – Entire Agreement**

This Agreement constitutes the entire agreement between the parties and supersedes all prior discussions. Amendments must be in writing and signed by both parties.

**Clause 14 – Severability**

If any provision is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

**Clause 15 – Assignment**

Neither party may assign this Agreement without prior written consent of the other, except Buyer may assign to an entity controlled by Buyer.

**Clause 16 – Counterparts; Electronic Signatures**

This Agreement may be executed in counterparts and by electronic means, each of which shall be deemed an original.

**Clause 17 – Confidentiality**

The parties shall keep the terms and existence of this Agreement confidential except as required by law or professional advisors.

**Clause 18 – Waivers**

No waiver of any breach shall be effective unless in writing. No waiver is deemed a waiver of subsequent breaches.

**Clause 19 – Representations by Buyer**

Buyer represents that Buyer has the financial ability to complete this transaction and has conducted all desired due diligence.

**Clause 20 – Signatures**

The parties have executed this Agreement as of the date first written above.

**SELLER'S SIGNATURE**

**BUYER'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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