

MICHIGAN PURCHASE AGREEMENT

THIS AGREEMENT made effective as of the ____ day of _____, _____.

BETWEEN:

[BUYER]
[buyer's address]
(hereinafter referred to as the "Buyer")
- and -

[SELLER]
[seller's address]
(hereinafter referred to as the "Seller")

1. Lead-based Paint Addendum

Transactions involving homes built prior to 1978 require an addendum, which is attached hereto and made an integral part of this Agreement.

2. Property Description

Buyer hereby offers and agrees to purchase the following land situated in the [City/Village/Township] of [insert name of city/village/township], [insert name of county] County, Michigan, commonly known as [insert street address] with the following legal or tax description:

[insert legal / tax description]
PP#

together with all improvements, fixtures and appurtenances now in or on the property, which shall include the following: all buildings; landscaping; lighting fixtures, shades and bulbs; ceiling fans; drapery and curtain hardware; window shades and blinds; built-in kitchen appliances, including garbage disposal and drop-in ranges; wall to wall carpeting, if attached; all attached mirrors; all attached shelving; attached work benches; stationary laundry tubs; water softener (unless rented); water heaters; incinerators; sump pumps; water pumps and pressure tanks; heating and air conditioning equipment (except for window units); attached humidifiers; heating units, including add-on wood stoves and wood stoves connected by flue pipes; fireplace screens, inserts and grates; fireplace doors, if attached; liquid heating and cooking fuels in tanks at time of transfer of possession (tanks will not be empty unless now empty); liquid heating and cooking fuel tanks if owned by Seller; TV antennas and complete rotor equipment; satellite dishes and necessary accessories and complete rotor equipment; all support equipment for inground pools; screens, storm windows and doors; awnings; basketball backboard and goal; mailboxes; fencing, invisible fencing and all related equipment, including collars; detached storage buildings; underground sprinklers, including pumps; installed outdoor grills; all plantings and bulbs; garage door openers and controls; and any and all items and fixtures permanently affixed to the property; and also including: [add any additional fixtures and improvements being included]

but specifically not including: [set out any fixtures and improvements not being included]

The Seller shall deliver marketable title to the property including oil, gas and other mineral rights, subject only to existing zoning ordinances, and such building and use restrictions and easements as do not materially interfere with the current use of the property.

3. Purchase Price

Buyer offers to buy the property for the sum of \$#####.## U.S. Dollars.