

Listing Firm _____	<input type="checkbox"/>	Selling Firm _____		
Seller's Designated Agent Name & License Number _____	<b>Dual Agent</b>	Buyer's Designated Agent Name & License Number _____		
Brokerage Name & License Number _____		Brokerage Name & License Number _____		
Phone Number _____ Office _____ Fax _____		Phone Number _____ Office _____ Fax _____		
Email Address _____		Email Address _____		
Delivered by Designated Agent to _____	Day _____	Date _____	Time _____	AM/PM _____
Comments _____				
Received by Designated Agent _____	Day _____	Date _____	Time _____	AM/PM _____

**LOUISIANA RESIDENTIAL AGREEMENT TO BUY OR SELL**

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

**PROPERTY DESCRIPTION:** I/We offer and agree to Buy/Sell the property at:  
 (Municipal Address) \_\_\_\_\_  
 City \_\_\_\_\_; Zip \_\_\_\_\_; Parish \_\_\_\_\_; Louisiana,  
 (Legal Description) \_\_\_\_\_  
 \_\_\_\_\_ on lands and grounds measuring approximately \_\_\_\_\_

or as per record title; including all buildings, structures, component parts, and all installed, built-in, permanently attached improvements, together with all fences, security systems, all installed speakers or installed sound systems, all landscaping, all outside TV antennas, all satellite dishes, all installed and/or built-in appliances, all ceiling fans, all air conditioning or heating systems including window units, all bathroom mirrors, all window coverings, blinds and associated hardware, all shutters, all flooring, all carpeting, all cabinet tops, all cabinet knobs or handles, all doors, all door knobs or handles, all windows, all roofing, all electrical systems, and all installed lighting fixtures, chandeliers and associated hardware, other constructions permanently attached to the ground. If owned by the SELLER prior to date of this Agreement, standing timber, unharvested crops and ungathered fruits of trees on the property shall be conveyed to the BUYER. The following movable items here remain with the property, but are not to be considered as part of the Sale Price and have no value: \_\_\_\_\_

All items listed herein are included in the property sold no matter how they are attached or installed, provided that any or all of these items are in place at the time of signing of this Agreement to Buy or Sell (the "Agreement"), unless otherwise stated herein. (All of the above contained in lines 5 through 22 are collectively referred to herein as the "Property.") The following items are excluded from the Property sold:

BUYER'S Initials \_\_\_\_\_ Page 1 of 9 SELLER'S Initials \_\_\_\_\_



Property address, street, city, state, zip

Date

29 **MINERAL RIGHTS:** If the SELLER transfers any mineral rights, they are to be transferred without warranty.  
30 \_\_\_\_\_% mineral rights owned by the SELLER are to be reserved by the SELLER and the SELLER shall waive  
31 any right to use the surface for any such reserved mineral activity or use.

32  
33 **PRICE:** The Property will be sold and purchased subject to title and zoning restrictions, servitudes of record, and  
34 law or ordinances affecting the Property for the sum of \_\_\_\_\_  
35 \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) (the "Sale Price").  
36

37 **ACT OF SALE:** The Act of Sale is to be executed before a settlement agent or Notary Public to be chosen by the  
38 BUYER, on \_\_\_\_\_, 20\_\_\_\_, or before if mutually agreed upon. Any change of the date  
39 for execution of the Act of Sale must be mutually agreed upon in writing and signed by the SELLER and the  
40 BUYER. At closing, the BUYER must provide "good funds" as required by Louisiana statute LA R.S. 22:22.512 *et*  
41 *seq.*  
42

43 **OCCUPANCY:** Occupancy/possession and transfer of keys/access is to be granted at Act of Sale unless mutually  
44 agreed upon in writing.  
45

46 **CONTINGENCY FOR SALE OF BUYER'S OTHER PROPERTY:**

47  This sale is contingent on the sale of other property by the BUYER and the contingency language found  
48 either in lines 301-307 or the attached addendum shall apply.

49  This sale is not contingent upon the sale of other property by the BUYER nor is the loan needed by the  
50 BUYER to obtain the Sale Price contingent on the BUYER'S sale of any property.  
51

52 **FINANCING:**

53  **ALL CASH SALE:** The BUYER warrants the BUYER has cash readily available to close the sale of this  
54 Property.

55  **FINANCED SALE:** This sale is conditioned upon the ability of BUYER to borrow with this Property as  
56 security  
57 for the loan the sum of \$ \_\_\_\_\_ or \_\_\_\_\_% of the Sale  
58 Price by a mortgage loan or loans at an initial interest rate not to exceed \_\_\_\_\_% per annum, interest and  
59 principal, amortized over a period of not less than \_\_\_\_\_ years, payable in monthly installments or on any other  
60 terms as may be acceptable to the BUYER provided that these terms do not increase the cost, fees or expenses  
61 to the SELLER. The loan shall be secured by (Check all that apply):

- 62  Fixed Rate Mortgage  FHA Insured Mortgage
- 63  Adjustable Rate Mortgage  Owner Financing
- 64  Rural Development  Bond Financing
- 65  VA Guaranteed Mortgage  Conventional Mortgage
- 66  Other \_\_\_\_\_

67  
68 The BUYER agrees to pay discount points not to exceed \_\_\_\_\_% of the loan amount.  
69 Other financing conditions: \_\_\_\_\_  
70 \_\_\_\_\_  
71

72 The BUYER acknowledges and warrants that the BUYER has available the funds which may be required to  
73 complete the sale of the Property including, but not limited to, the deposit, the down payment, closing costs, pre-  
74 paid items, and other expenses. If this sale is a Financed Sale, BUYER acknowledges that any terms and  
75 conditions imposed by BUYER'S lender(s) or by Consumer Financial Protection Bureau Requirements shall not

BUYER'S Initials \_\_\_\_\_ Page 2 of 9 SELLER'S Initials \_\_\_\_\_



Property address, street, city, state, zip

Date

76 affect or extend the BUYER'S obligation to execute the Act of Sale or otherwise affect any terms or conditions of  
77 this Agreement except as otherwise set forth herein. The BUYER shall supply the SELLER written documentation  
78 from a lender that a loan application has been made and the BUYER has given written authorization to lender to  
79 proceed with the loan approval process within (\_\_\_\_) calendar days after the date of acceptance of this offer by  
80 both parties. If the BUYER fails to make loan application, and to supply SELLER with written documentation of  
81 that application and BUYER'S written authorization for lender to proceed with loan process within this period, the  
82 SELLER may, at the SELLER'S option, elect, in writing, to terminate the Agreement and declare the Agreement  
83 null and void, by giving the BUYER written notice of the SELLER'S termination. In the event the BUYER is not  
84 able to secure financing, the SELLER reserves the right to provide all or part of mortgage loan(s) under the terms  
85 set forth above.

86  
87 **PRORATIONS/OTHER COSTS:** Real estate taxes, flood insurance premium if assumed, rents, condominium  
88 dues, assessments, and/or other dues owed to homeowners associations and the like for the current year are to  
89 be prorated through the date of the Act of Sale. Act of Sale costs, abstracting costs, title search, title insurance  
90 and other costs required to obtain financing, shall be paid by the BUYER, unless otherwise stated herein. All  
91 necessary tax, mortgage, conveyance, release certificates or cancellations and the SELLER closing fees, if any,  
92 shall be paid by the SELLER. The SELLER shall pay all previous years' taxes, assessments, condominium dues,  
93 and/or dues owed to homeowners associations and the like. All special assessments bearing against the Property  
94 prior to Act of Sale, other than those to be assumed by written agreement, as of the date of the Act of Sale, are to  
95 be paid by the SELLER.

96  
97 **APPRAISAL:**  This sale is NOT conditioned on appraisal.  This sale IS conditioned on the appraisal of the  
98 Property being not less than the Sale Price. The SELLER agrees to provide the utilities for appraisals and access.  
99 If the appraised value of the Property is equal to or greater than the Sale Price, the BUYER shall pay the Sale  
100 Price agreed upon prior to the appraisal. If the appraised value is less than the Sale Price, the BUYER shall  
101 provide the SELLER with a copy of the appraisal within \_\_\_\_\_ (\_\_\_\_) calendar days of receipt of same,  
102 along with the BUYER'S written request for the SELLER to reduce the Sale Price. Within \_\_\_\_\_ (\_\_\_\_)  
103 calendar days after the SELLER'S receipt of such written documentation of the appraised value, the BUYER shall  
104 have the option to pay the Sale Price agreed upon prior to the appraisal or to void this Agreement unless the  
105 SELLER agrees in writing to reduce the Sale Price to the appraised value or all parties agree to a new Sale Price.

106  
107 **DEPOSIT:** Upon acceptance of this offer, or any attached counter offer, the SELLER and the BUYER shall be  
108 bound by all terms and conditions of this Agreement, and the BUYER or the BUYER'S agent shall deliver within  
109 72 hours, upon notice of acceptance of the offer, the BUYER'S deposit (the "Deposit") in the amount of  
110 \$\_\_\_\_\_ or \_\_\_\_\_% of the Sale Price to be paid in the form of:

- 111  Cash \$ \_\_\_\_\_  Certified Funds \$ \_\_\_\_\_  
112  Check \$ \_\_\_\_\_  Electronic Transfer (EFT) \$ \_\_\_\_\_

113 The Deposit shall be held by.  Listing Broker  Selling Broker  Third Party

**DEPOSIT HELD BY THIRD PARTY:** Louisiana Administrative Code Article Title 46, Part LXVII, Section 2717 requires that funds received in a real estate sales transaction shall be deposited in the appropriate sales escrow checking account, rental trust checking account or security deposit trust checking account of the listing or managing broker ("Broker") unless all parties having an interest in the funds have agreed otherwise in writing. I agree to have the Deposit related to this transaction to be held by a third party and not in a sales escrow account maintained by the Broker. I understand that the Louisiana Real Estate Commission may not have jurisdiction over those third parties holding the funds. I have read the attached addendum and acknowledge the Broker is not legally required to disburse a security deposit in accordance with LAC 46:LXVII.2901 when a third party holds the Deposit.

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
SELLER

BUYER'S Initials \_\_\_\_\_

SELLER'S Initials \_\_\_\_\_



114 Failure to deliver the Deposit shall be considered a default of this Agreement. If the Deposit is held by a Broker, it  
115 must be held in accordance with the rules of the Louisiana Real Estate Commission in a federally insured banking  
116 or savings and loan institution without responsibility on the part of the Broker in the case of failure or suspension  
117 of such institution. In the event the parties fail to execute an Act of Sale by date specified herein, and/or a dispute  
118 arises as to ownership of, or entitlement to, the Deposit or funds held in escrow, the Broker shall abide by the  
119 Rules and Regulations set forth by the Louisiana Real Estate Commission.  
120

121 **RETURN OF DEPOSIT:** The Deposit shall be returned to the BUYER and this Agreement declared null and void  
122 without demand in consequence of the following events:

- 123 1) If this Agreement is declared null and void by the BUYER during the inspection and due diligence period as set  
124 forth in lines 167 through 200 of this Agreement;
- 125
- 126 2) If this Agreement is subject to the BUYER'S ability to obtain a loan and the loan cannot be obtained, except as  
127 stated in lines 72 through 85 of this Agreement, but only if the BUYER has made good faith efforts to obtain the  
128 loan;
- 129
- 130 3) If the SELLER declares the agreement null and void for failure of BUYER to comply with written document  
131 requirements as set forth in lines 80 through 85.  
132
- 133 4) If the BUYER conditions the Sale Price on an appraisal and the appraisal is less than the Sale Price and the  
134 SELLER will not reduce the Sale Price as set forth in lines 97 through 105 of this Agreement;
- 135
- 136 5) If the BUYER timely terminates the Agreement after having received the leases or assessments, as set forth in  
137 lines 149 through 154 of this Agreement;
- 138
- 139 6) If the SELLER is unable to timely deliver to the BUYER an approved sewerage and/or water inspection report  
140 as set forth in lines 202 through 211;
- 141
- 142 7) If the SELLER chooses not to repair or replace the sewer system(s) as per the SEPTIC/WATER WELL  
143 ADDENDUM, and the BUYER terminates the agreement as a result thereof;
- 144
- 145 8) If the SELLER chooses not to repair or replace the private water well system(s) as per the SEPTIC/WATER  
146 WELL ADDENDUM, and the BUYER terminates the agreement as a result thereof;
- 147
- 148

149 **LEASES/SPECIAL ASSESSMENTS:** The sale is conditioned upon the BUYER'S receipt of a copy of all written  
150 leases, excluding mineral leases, and unpaid special assessments from the SELLER within five (5) calendar days  
151 of acceptance of the Agreement. Special assessments shall mean an assessment levied on Property to pay the  
152 cost of local improvements imposed by local governmental/governing authority. The BUYER will have five (5)  
153 calendar days after receipt of the aforementioned documents to notify the SELLER whether they are acceptable  
154 to the BUYER. Security deposits, keys/access and leases are to be transferred to the BUYER at Act of Sale.  
155

156 **NEW HOME CONSTRUCTION:** If the property to be sold is completed new construction, under construction, or to  
157 be constructed, check one:

- 158  A new home construction addendum, with additional terms and conditions, is attached.
- 159  There is no new home construction addendum.
- 160

161 **INSPECTION AND DUE DILIGENCE PERIOD:** The BUYER ACKNOWLEDGES THAT THE SALE PRICE OF  
162 THE PROPERTY WAS NEGOTIATED BASED UPON THE PROPERTY'S APPARENT CURRENT CONDITION;  
163 ACCORDINGLY, the SELLER IS NOT OBLIGATED TO MAKE REPAIRS TO THE PROPERTY, INCLUDING  
164 REPAIRS REQUIRED BY THE LENDER UNLESS OTHERWISE STATED HEREIN. THE SELLER IS  
165 RESPONSIBLE FOR MAINTAINING THE PROPERTY IN SUBSTANTIALLY THE SAME OR BETTER  
166 CONDITION AS IT WAS WHEN THE AGREEMENT WAS FULLY EXECUTED.



167 The BUYER shall have an inspection and due diligence period of (\_\_\_\_) calendar days, commencing the first  
 168 day after acceptance of this Agreement wherein, the BUYER may, at the BUYER'S expense, have any  
 169 inspections made by experts or others of his choosing. Such physical inspections may include, but are not limited to,  
 170 inspections for termites and other wood destroying insects, and/or damage from same, molds, and fungi  
 171 hazards, and analysis of synthetic stucco, drywall, appliances, structures, foundations, roof, heating, cooling,  
 172 electrical, plumbing systems, utility and sewer availability and condition, out-buildings, and square footage. Other  
 173 due diligence by the BUYER may include, but is not limited to investigation into the property's school district,  
 174 insurability, flood zone classifications, current zoning and/or subdivision restrictive covenants and any items  
 175 addressed in the SELLER'S Property Disclosure Document. All testing shall be nondestructive testing. The  
 176 SELLER agrees to provide the utilities for inspections and immediate access. Inspection period will be extended  
 177 by the same number of days that the BUYER is not granted immediate access to the property or all utilities are  
 178 not provided by the SELLER. If the BUYER is not satisfied with the condition of the Property or the results of the  
 179 BUYER'S due diligence investigation, the BUYER may choose one of the following options within the inspection  
 180 and due diligence period:

- 181  
 182 **Option 1:** The BUYER may elect, in writing, to terminate the Agreement and declare the Agreement null and void;  
 183 or  
 184 **Option 2:** The BUYER may indicate in writing the deficiencies and desired remedies and the SELLER will within  
 185 seventy two (72) hours respond in writing as to the SELLER'S willingness to remedy those deficiencies  
 186 ("SELLER'S Response").  
 187

188 Should the SELLER in the SELLER'S Response refuse to remedy any or all of the deficiencies listed by the  
 189 BUYER, then the BUYER shall have seventy-two (72) hours from the date of the SELLER'S Response or  
 190 seventy-two (72) hours from the date that the SELLER'S Response was due, whichever is earlier, to: (a) accept  
 191 the SELLER'S Response to the BUYER'S written requests or (b) accept the Property in its current condition, or (c)  
 192 to elect to terminate this Agreement. The BUYER'S response shall be in writing. Upon the BUYER'S failure to  
 193 respond to the SELLER'S Response by the time specified or the BUYER'S electing, in writing, to terminate this  
 194 Agreement, the Agreement shall be automatically, with no further action required by either party, ipso facto null  
 195 and void except for return of Deposit to the BUYER.  
 196

197 FAILURE TO GIVE WRITTEN NOTICE OF EITHER TERMINATION OR DEFICIENCIES AND DESIRED  
 198 REMEDIES TO THE SELLER (OR THE SELLER'S DESIGNATED AGENT) AS SET FORTH IN LINES 161  
 199 THROUGH 180 WITHIN THE INSPECTION AND DUE DILIGENCE PERIOD SHALL BE DEEMED AS  
 200 ACCEPTANCE BY THE BUYER OF THE PROPERTY'S CURRENT CONDITION.  
 201

202 **PRIVATE WATER/SEWERAGE:**

- 203  There is/are \_\_\_\_\_ (\_\_\_\_) private water system(s) servicing only the primary residence, and the attached  
 204 private Septic/Water Addendum inspections shall include only the system(s) supplying service to the primary  
 205 residence.  
 206  
 207  There is/are \_\_\_\_\_ (\_\_\_\_) private septic/treatment system(s) servicing only the primary residence and  
 208 the attached private Septic/Water Addendum inspections shall include only those systems supplying service to  
 209 the primary residence.  
 210  
 211  There is NO private septic/treatment system(s) servicing only the primary residence.  
 212

213 **HOME SERVICE/WARRANTY:** A home service/warranty plan  will /  will not be purchased at the closing of  
 214 sale at a cost not to exceed \$\_\_\_\_\_ to be paid by  the BUYER /  the SELLER. Home Service  
 215 Warranty will be ordered by \_\_\_\_\_.



216 It is understood that the Agent/Broker may receive compensation from the home warranty company for actual
217 services performed. The home service warranty plan does not warrant pre-existing defects and options, and does
218 not supersede or replace any other inspection clause or responsibilities. If neither the BUYER nor the SELLER
219 accepts the home service warranty plan, they declare that they have been made aware of the existence of such a
220 plan, and further declare that they hold the Broker and Agents harmless from any responsibility or liability due to
221 their rejection of such a plan.

222
223 **WARRANTY OR AS IS CLAUSE WITH WAIVER OF RIGHT OF REDHIBITION: (CHECK ONE ONLY)**

224  A. SALE WITH WARRANTIES: The SELLER and the BUYER acknowledge that this sale shall be with full
225 SELLER warranties as to any claims or causes of action including but not limited to redhibition pursuant to
226 Louisiana Civil Code Article 2520, et seq. and Article 2541, et seq.

227  B. SALE "AS IS" WITHOUT WARRANTIES: The SELLER and the BUYER hereby acknowledge and recognize
228 that the Property being sold and purchased is to be transferred in "as is" condition and further the BUYER does
229 hereby waive, relieve and release the SELLER from any claims or causes of action for redhibition pursuant to
230 Louisiana Civil Code Article 2520, et seq. and Article 2541, et seq. or for reduction of Sale Price pursuant to
231 Louisiana Civil Code Article 2541, et seq. Additionally, the BUYER acknowledges that this sale is made without
232 warranty of fitness for ordinary or particular use pursuant to Louisiana Civil Code Article 2524. The SELLER and
233 the BUYER agree that this clause shall be made a part of the Act of Sale.

234 C. NEW HOME WARRANTIES. Notwithstanding lines 223 through 233 and irrespective of whether A or B
235 above is checked, if the Property is a new construction, the parties agree that neither A or B will apply but instead
236 the provisions of the New Home Warranty Act (LA R.S. 9:3141 et seq.) shall apply. The warranty of condition of
237 this Property is governed by the New Home Warranty Act if a home on the Property is a "home" as defined in the
238 New Home Warranty Act.

240 **MERCHANTABLE TITLE/CURATIVE WORK:** The SELLER shall deliver to the BUYER a merchantable title at
241 the SELLER'S costs (see lines 244 through 246). In the event curative work in connection with the title to the
242 Property is required or is a requirement for obtaining the loan(s) upon which this Agreement is conditioned, the
243 parties agree to and do extend the date for passing the Act of Sale to a date not more than
244 \_\_\_\_\_ (\_\_\_\_\_) calendar days from the date of the Act of Sale stated herein. The
245 SELLER'S title shall be merchantable and free of all liens and encumbrances except those that can be satisfied at
246 Act of Sale. All costs and fees required to make title merchantable shall be paid by the SELLER. The SELLER
247 shall make good faith efforts to deliver merchantable title. The SELLER'S inability to deliver merchantable title
248 within the time stipulated herein shall render this Agreement null and void, reserving unto the BUYER the right to
249 demand the return of the Deposit and to recover from the SELLER actual costs incurred in processing of sale as
250 well as legal fees incurred by the BUYER.

252 **FINAL WALK THROUGH:** The BUYER shall have the right to re-inspect the Property within five (5) calendar
253 days prior to the Act of Sale, or occupancy, whichever will occur first in order to determine if the Property is in the
254 same or better condition as it was at the initial inspection(s) and to insure all agreed upon repairs have been
255 completed. The SELLER agrees to provide utilities for the final walk through and immediate access to the
256 Property.

258 **DEFAULT OF AGREEMENT BY THE SELLER:** In the event of any default of this Agreement by the SELLER,
259 the BUYER shall at the BUYER'S option have the right to declare this Agreement null and void with no further
260 demand, or to demand and/or sue for any of the following:

- 261
262 1) Termination of this Agreement; 2) Specific performance; 3) Termination of this Agreement and an amount
263 equal to 10% of the Sale Price as stipulated damages.



264 Further, the BUYER shall be entitled to the return of the Deposit. The prevailing party to any litigation brought to  
265 enforce any provision of this Agreement shall be awarded their attorney fees and costs. The SELLER may also be  
266 liable for Broker fees.

267  
268 **DEFAULT OF AGREEMENT BY BUYER:** In the event of any default of this Agreement by the BUYER, the  
269 SELLER shall have at the SELLER'S option the right to declare this Agreement null and void with no further  
270 demand, or to demand and sue for any of the following: 1) Termination of this Agreement; 2) Specific  
271 performance; 3) Termination of this Agreement and an amount equal to 10% of the Sale Price as stipulated  
272 damages.

273  
274 Further, the SELLER shall be entitled to retain the Deposit. The prevailing party to any litigation brought to  
275 enforce any provision of this Agreement shall be awarded their attorney fees and costs. The BUYER may also be  
276 liable for Broker fees.

277  
278 **MOLD RELATED HAZARDS NOTICE:** An informational pamphlet regarding common mold related hazards that  
279 can affect real property is available at the EPA website <http://www.epa.gov/iaq/molds/index.html>. By initialing  
280 this page of the Agreement, the BUYER acknowledges that the real estate agent has provided the BUYER with  
281 the EPA website enabling the BUYER to obtain information regarding common mold related hazards.

282  
283 **OFFENDER NOTIFICATION:** The Louisiana State Police maintains the State Sex Offender and Child Predator  
284 Registry through the Louisiana Bureau of Criminal Identification and Information. It is a public access database of  
285 the locations of individuals who are required to register pursuant to LA R.S. 15:540, et seq. The website for the  
286 database is <http://www.lsp.org/socpr/default.html>. Sheriff and police departments serving jurisdictions of  
287 450,000 also maintain such information. Inquiries can be made by phone at 1-800-858-0551 or 1-225-925-6100.  
288 Send written inquiries to Post Office Box 66614, Box A-6, Baton Rouge, Louisiana 70896.

289  
290 **FLOOD HAZARD INFORMATION:**  
291 An informational website regarding flood hazards that can affect real property is available at the FEMA website  
292 <https://msc.fema.gov/portal>.

293  
294 **CHOICE OF LAW:** This Agreement shall be governed by and shall be interpreted in accordance with the laws of  
295 the State of Louisiana.

296  
297 **DEADLINES:** TIME IS OF THE ESSENCE and all deadlines are final, except where modifications, changes, or  
298 extensions are made in writing and signed by all parties to this Agreement. All "calendar days" as used in this  
299 Agreement shall end at 11:59 p.m. in Louisiana.

300  
301 **ADDITIONAL TERMS AND CONDITIONS:**  
302 \_\_\_\_\_  
303 \_\_\_\_\_  
304 \_\_\_\_\_  
305 \_\_\_\_\_  
306 \_\_\_\_\_  
307 \_\_\_\_\_

308  
309 **ROLES OF BROKERS AND DESIGNATED AGENTS:** Broker(s) and Designated Agent(s) have acted only as  
310 real estate brokers to bring the parties together and make no warranty to either party for performance or non-  
311 performance of any part of this Agreement or for any warranty of any nature unless specifically set forth in writing.

BUYER'S Initials \_\_\_\_\_

SELLER'S Initials \_\_\_\_\_



312 Broker(s) and Designated Agent(s) make no warranty or other assurances whatsoever concerning Property  
 313 measurements, square footage, room dimensions, lot size, Property lines or boundaries. Broker(s) and  
 314 Designated Agent(s) make no representations as to suitability or to a particular use of the Property, and the  
 315 BUYER has or will independently investigate all conditions and characteristics of the Property which are important  
 316 to the BUYER. The BUYER is not relying on the Broker or the Designated Agent(s) to choose a representative to  
 317 inspect or re-inspect the Property; the BUYER understands any representative desired by the BUYER may  
 318 perform this function. In the event Broker/Agent(s) provides names or sources for such advice or assistance,  
 319 Broker/Agent(s) does not warrant the services of such experts or their products and cannot warrant the condition  
 320 of Property or interest to be acquired or guarantee that all defects are disclosed by the SELLER(S).  
 321 Broker/Agent(s) do not investigate the status of permits, zoning, code compliance, restrictive covenants, or  
 322 insurability. The Broker(s) and Designated Agent(s) specifically make no warranty whatsoever as to whether or  
 323 not the Property is situated in or out of the Government's hundred-year flood plan or is or would be classified as  
 324 wetlands by the U.S. Army Corps of Engineers, or as to the presence of wood destroying insects or damage there  
 325 from. The BUYER(S) are to satisfy themselves concerning these issues. Designated Agent shall be an  
 326 independent contractor for Broker if the conditions as set forth in LA R.S. 37:1446(h) are met.

327

328 **LIST ADDENDA TO BE ATTACHED AND MADE A PART OF THIS AGREEMENT:**

- 329  Contingency for Sale of the BUYER'S Other Property Addendum       Private Water/Sewerage Addendum  
 330  Condominium Addendum       Deposit Held by Addendum  
 331  FHA Amendatory Clause       \_\_\_\_\_  
 332  New Construction Addendum       \_\_\_\_\_

333

334 If any of the pre-printed portions of this Agreement vary or are in conflict with any additional or modified terms on  
 335 blanks provided in this form or Addendum attached to this Agreement, the additional, modified or Addendum  
 336 provisions control.

337

338 **SINGULAR – PLURAL USE:** Wherever the word BUYER or the word SELLER occurs in this Agreement or is  
 339 referred to, the same shall be construed as singular or plural, masculine or feminine or neuter, as the case may  
 340 be.

341

342 **ACCEPTANCE:** Acceptance of this Agreement must be in writing. This agreement may be executed by use of  
 343 electronic signatures, in accordance with the Louisiana Uniform Electronic Transaction Act. The original of this  
 344 Agreement shall be delivered to the listing Broker's firm. This Agreement and any supplement addendum or  
 345 modification relating hereto, including any photocopy, facsimile or electronic transmission thereof, may be  
 346 executed in two or more counterparts, all of which shall constitute one and the same Agreement.

347

348 **NOTICES AND OTHER COMMUNICATIONS:** All notices, requests, claims, demands, and other communications  
 349 related to or required by this Agreement shall be in writing. Notices permitted or required to be given (excluding  
 350 service of process) shall be deemed sufficient if delivered by (a) mail, (b) hand delivery; (c) overnight delivery; (d)  
 351 facsimile, (e) email, or (f) other e-signature transmissions addressed to the respective addresses of the parties as  
 352 (a) written on the first page of this Agreement; (b) as designated below on lines 361 through 370; or (c) at such  
 353 other addresses as the respective parties may designate by written notice.

354

355 The BUYER and SELLER agree the use of electronic documents and digital signatures is acceptable and will be  
 356 treated as originals of the signatures and documents transmitted in the above referenced real estate transaction.  
 357 Specifically, the BUYER and SELLER consent to the use of electronic documents, the electronic transmission of  
 358 documents, and the use of electronic signatures pertaining to this Agreement, and any supplement addendum or  
 359 modification relating thereto, including but not limited to any notices, requests, claims, demands and other  
 360 communications as set forth in the Agreement.





Property address, street, city, state, zip

Date

361  The BUYER further authorizes his or her agent to electronically deliver notices and other communications to  
362 the email address he or she provided to his or her agent. Furthermore, the Buyer authorizes the Seller's agent to  
363 electronically deliver notices and communications to be delivered to the following address:

364 BUYER's Agent email address(es): \_\_\_\_\_  
365

366  The SELLER further authorizes his or her agent to electronically deliver notices and other communications to  
367 the email address he or she provide to his or her agent. Furthermore, the Seller authorizes the Buyer's agent to  
368 electronically deliver notices and communications to be delivered to the following address:

369 SELLER's Agent email address(es): \_\_\_\_\_  
370

371 The authorization contained in this Section is not an authorization for the Buyer's agent to communicate directly  
372 with the Seller or a Seller's agent to communicate directly with the Buyer.

373 **CONTRACT:** This is a legally binding contract when signed by both the SELLER and the BUYER. READ IT  
374 CAREFULLY. If you do not understand the effect of any part of this Agreement seek legal advice before signing  
375 this contract or attempting to enforce any obligation or remedy provided herein.  
376

377 **ENTIRE AGREEMENT:** This Agreement constitutes the entire Agreement between the parties, and any other  
378 agreements not incorporated herein in writing are void and of no force and effect.  
379

380 **EXPIRATION OF OFFER:**

381 This offer is binding and irrevocable until \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ AM PM NOON. The  
382 Acceptance of this offer must be communicated to the offering party by the deadline stated on line 382 to be  
383 binding and effective.  
384

385 **X** \_\_\_\_\_ **X** \_\_\_\_\_  
386

387  Buyer's /  Seller's Signature Date/Time  AM  PM  Buyer's /  Seller's Signature Date/Time  AM  PM

388 \_\_\_\_\_  
389

389 Print Buyer's/Seller's Full Name (First, Middle, Last) Print Buyer's/Seller's Full Name (First, Middle, Last)

390 \_\_\_\_\_  
391 This offer was presented to the Seller Buyer by \_\_\_\_\_ Day/ Date/ Time AM PM NOON

392 This offer is:  **Accepted**  **Rejected** (without counter)  **Countered** (See Attached Counter) by:

393 **X** \_\_\_\_\_ **X** \_\_\_\_\_  
394

395  Buyer's /  Seller's Signature Date/Time  AM  PM  Buyer's /  Seller's Signature Date/Time  AM  PM

396 \_\_\_\_\_  
397

398 Print Buyer's/Seller's Full Name (First, Middle, Last) Print Buyer's/Seller's Full Name (First, Middle, Last)

399 \_\_\_\_\_  
This offer was presented to the Seller Buyer by \_\_\_\_\_ Day/ Date/ Time AM PM NOON

