COFFELT
Land Title Inc
"The Home of Good Deeds"

FOR SALE BY OWNER

REAL ESTATE CONTRACT COVER SHEET

877.831.4152 | Fax 816.380.3448
www.coffeltlandtitle.com

Thank you for entrusting COFFELT LAND TITLE, INC. with your sales transaction. Our goal is to provide excellent service in a timely manner. Below is the contact information for each closing office. Please contact us with questions, concerns, or updates. We appreciate your business and look forward to serving you.

OUR LOCATIONS AND CLOSING TEAM

OFFICE	CLOSING CONTACT	EMAIL	PHONE
Grain Valley	Anna Brodersen	annab@coffeltlandtitle.com	816.581-2206
Harrisonville	Leanna Miller	lmiller@coffeltlandtitle.com	816.581.2235
Lee's Summit	Anna Brodersen	annab@coffeltlandtitle.com	816.581.2206
Lee's Summit	Jessica Gillihan	jgillihan@coffeltlandtitle.com	816.581.2207
Louisburg	Janelle Vergouven	jvergouven@coffeltlandtitle.com	816.581.2223
Liberty	Lynn Troncin	lynnt@coffeltlandtitle.com	816.708.4368
Overland Park	Trish Charlons	trishc@coffeltlandtitle.com	913.581.2218
Pleasant Hill	Closing Team	phclosings@coffeltlandtitle.com	816.540.3551
Raymore	Lisa Hutchings	lhutchings@coffeltlandtitle.com	816.581.2213
State Line	Victoria “Tori” Hlavacek	vhlavacek@coffeltlandtitle.com	913.374.1899

PLEASE BRING THE REQUESTED DOCUMENTS TO OUR OFFICE AND KEEP A COPY FOR YOUR RECORDS.

Coffelt Land Title Inc. (CLT) is not your typical title company. We believe that customer service is the priority and work hard to ensure that all clients are satisfied with their experience. We have been closing transactions and issuing title policies for over 40 years and have 9 convenient locations throughout Kansas and Missouri. We are one of the largest independent title insurance agencies in the Kansas City Metro. With four national underwriters, we have the ability and expertise to close and ensure a wide range of property types. As a locally owned company, we know how to meet your needs. Our experienced staff takes pride in guiding your closing to the finish line with accuracy, efficiency, and care.

Real Estate Contract

(Land)

This Contract, Made and entered into this _____ day of _____ _____, by and between:

Hereinafter referred to as the **SELLER(S),** and

Hereinafter referred to as the **BUYER(S),**

WITNESSETH: That Sellers have sold and agreed to convey as herein provided the following described real estate and appurtenances, to-wit:

for the price and sum of:

_____no/100 DOLLARS

($_____) to be paid by the Buyer(s) as follows:

_____no/100 DOLLARS

(S_____ at the signing of this contract, the receipt of which is hereby acknowledged by the Seller(s) and which is deposited with the Seller(s) as a part of the consideration of the sale, the balance whereof is to be paid in the following manner, to-wit:

The balance of _____no/100 DOLLARS

($ _____) payable on or before _____,20____. Possession of the premises to be delivered upon closing.

Closing shall be on or before _____or at such other time or place as parties may mutually agree.

The Seller(s) are to pay in full all State, County and City Taxes, general and special, and all assessments are a lien on said property, that can be paid at the date of this contract. Taxes for the current year are to be prorated to the date of closing based on the amount of the previous year's taxes, unless the actual amount of the current taxes is known and then said proration shall be based on the actual amount.

The Seller(s) shall within 15 days of the date of this contract, deliver to the Buyer(s) a title commitment to said property from **Coffelt Land Title, Inc.** Buyers shall have 10 days after said delivery to examine the same. If the title be good, the Seller(s) shall deliver for the Buyer(s) at the office of **Coffelt Land Title, Inc.,** their Warranty Deed, properly executed and conveying said property free and clear from all liens and encumbrances whatsoever, except as herein provided; the Buyer(s) shall then and there pay the balance, if any, of said cash payment.

All costs of the owner's title policy will be paid by seller (unless otherwise instructed) and the cost of any mortgagee's title insurance policy will be paid by the buyer (unless otherwise instructed). Closing foes will be paid by the customary party (unless otherwise instructed.) Document recording fees will be paid by the customary party (unless otherwise instructed.)

If the title is defective the Buyer(s) shall specify the objections in writing and deliver the san1e to the Seller(s) within 10 days. After such delivery of the Title Commitment, the Seller(s) shall have the defects rectified within thirty days from the date of delivery of such deposited as aforesaid shall be returned to the Buyer(s). Seller(s) shall furnish an Owners Title Insurance Policy on the property herein sold, at seller's expense.

If the Seller(s) has/have kept his/her/their part of this contract by furnishing good title as herein provided, and the buyer(s) fail(s) to comply with the requirements within five days thereafter, then the money deposited as aforesaid shall be forfeited by the Buyer(s) and this contract may or may not thereafter be operative, at the option of the Seller(s).

Time is of the essence of this contract.

IN WITNESS WHEREOF, said parties hereunto subscribe their names, the day and year last above written.

SELLER	DATE	BUYER	DATE
SELLER	DATE	BUYER	DATE

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Seller Information

The completion of this document will aid Coffelt Land Title, Inc. in handling your transaction accurately and expeditiously.

SELLER INFORMATION

FULL NAME: _____

EMAIL ADDRESS: _____

MAILING ADDRESS: _____

SOCIAL SECURITY #:
_____

SPOUSE FULL NAME: _____

SOCIAL SECURITY #: _____

DAYTIME PHONE: _____

EVENING PHONE: _____

HOME ASSOCIATION DUES

Do you pay Home Association Dues? Yes____ No____

How are they paid? Yearly____ Monthly____

When are they paid? Month____

What amount is paid? _____

Address of where Payment is made for Dues:
_____

EXISTING LOAN INFORMATION

MORTGAGE COMPANY: _____

LOAN OR ACCOUNT #:
_____

PHONE NUMBER: _____

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Buyer Information Sheet

The completion of this document will aid Coffelt Land Title, Inc. in handling your transaction accurately and expeditiously.

BUYER INFORMATION

FULL NAME: _____

EMAIL ADDRESS: _____

CURRENT ADDRESS: _____

SOCIAL SECURITY #: _____

SPOUSE FULL NAME: _____

SOCIAL SECURITY #: _____

DAYTIME PHONE: _____

EVENING PHONE: _____

NEW LOAN INFORMATION

MORTGAGE CO. LENDER: _____

ADDRESS _____

LOAN OFFICER/CONTRACT _____

PHONE NUMBER

_____

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