

EXAMPLES OF CONDITIONAL CLAUSES

These examples are included for illustrative purposes only. You should modify, add to, or delete to fit your particular circumstances. Be sure to get a professional opinion.

1. This Offer is subject to the Purchaser being able to secure adequate financing.
2. This Offer is subject to the Purchaser being able to secure a ___ year Construction Loan in the amount of \$_____, at an interest rate not to exceed ___% per year, and a ___ year Permanent Loan in the amount of \$_____, at an interest rate not to exceed ___% per year. Points not to exceed __ on both loans. Such loans must be approved no later than _____.
3. This Offer is subject to the Purchaser being able to secure a residential building permit on the Subject Property.
4. This Offer is subject to there being potable, municipal water available at the lot in sufficient quantity and pressure for residential purposes.
5. This Offer is subject to the suitability of the Subject Property for the installation of a well which will produce potable water in sufficient quantity and pressure for residential purposes.
6. This Offer is subject to municipal sewer service being available at the subject Property.
7. This Offer is subject to the Subject Property being approved for the installation of a septic tank.
8. Seller will convey Title to the Subject Property by a General Warranty Deed.
9. Seller shall pay all closing costs including Attorney fees, Title Insurance, Recording Fees, Survey, and Tax Stamp.
10. Closing date will be on or before _____.
11. The Earnest Money described above will be held by _____, and will be returned in full to the Purchaser should any of the terms or conditions of this offer not be met in full. In such case, this offer will be Null and Void.
12. This offer is good for acceptance until _____. (Be specific. Example: Noon on July 23, 1990).

As you can see, these are simple conditions, simply worded. They don't have to be in Legalese. You and your attorney may think of other Conditions which will help protect your interests.