

DISCLAIMER - The following document is provided for informational purposes only and is intended to be used in conjunction with consultation with an attorney familiar with your specific legal situation. San Juan Live is not a law firm and does not provide legal advice in relation to the purchase and sale of real estate in Nicaragua, on what should be in a sales contract for your specific situation, the form that this contract (private or public) should take, its enforceability or regarding any other matter. This document is not a substitute for the advice of an attorney. We recommend that you seek the services of an attorney when buying or selling real estate in Nicaragua.

SALES CONTRACT

[date]

This Sales Contract (CONTRACT) is made between [name of buyer] with [passport number] (BUYER AND/OR ASSIGNS) and [name of seller]. (SELLER). The SELLER and the BUYER AND/OR ASSIGNS are collectively known as the PARTIES.

The PARTIES understand that although Spanish is the official language of Nicaragua, English will be used in this CONTRACT for ease of use of both PARTIES. Notwithstanding this convention, this CONTRACT is governed by the laws of Nicaragua and shall be binding on both the SELLER and the BUYER AND/OR ASSIGNS. All amounts are in United States Dollars.

BUYER AND OR ASSIGNS agrees to purchase from SELLER the following property: [detail of property] (PROPERTY). The purchase price for the PROPERTY is [purchase price] and BUYER AND/OR ASSIGNS offers to purchase the PROPERTY for the price subject to the conditions herein set forth.

1. **EFFECTIVE DATE:** This CONTRACT shall become effective on the date that both parties have signed it.
2. **TITLE:** Free and clear of all liens and encumbrances and confirmation of all boundaries and dimensions.
3. **DEPOSIT:** BUYER AND/OR ASSIGNS will pay a deposit of [detail of deposit] within [number] days from the signing of this CONTRACT. The Deposit shall be escrowed with [detail of escrow] Deposit is non-refundable unless the BUYER AND/OR ASSIGNS receives a title report demonstrating PROPERTY non-compliance with Paragraph 2 of this CONTRACT.
4. **PAYMENT TERMS:** Payments are to be made according to the Payment Terms outlined in Table 1.

Table 1

<i>Stage</i>	<i>Amount</i>	<i>Cumulative Total</i>
<i>Deposit</i>		
<i>Closing Payment</i>		

5. **CLOSING DATE:** The Closing date will be no later than [number] days from the date of this CONTRACT. Closing Funds shall be escrowed with [detail of escrow]

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6. **CLOSING COSTS:** The Closing costs will be paid as follows: *[add detail]*
7. **DEED:** After SELLER has received the Payment in full under this CONTRACT the SELLER will execute and deliver to the BUYER AND/OR ASSIGNS a Deed conveying good and marketable title to the PROPERTY free and clear of all liens and encumbrances.
8. **POSSESSION:** The BUYER AND/OR ASSIGNS will have vacant possession of the PROPERTY at *[12.00 noon]* on Day of Closing.
9. **CODES COVENANTS & RESTRICTIONS:** The sale is subject to the approval of the CC&Rs by the BUYER AND/OR ASSIGNS. The CC&Rs are contained in Appendix A, and annexed hereto and made a part hereof by reference. BUYER AND/OR ASSIGNS agrees to comply with and abide by all the
10. **INCLUDED ITEMS:** *[add any included items]*
11. **OTHER CONDITIONS OF SALE:** *[add any other conditions of sale]*

THIS OFFER IS ACCEPTED AS A LEGAL BINDING CONTRACT

The BUYER AND/OR ASSIGNS hereby makes the above offer and agrees to complete the sale upon the terms and conditions set out above.

The SELLER hereby accepts the above offer and agrees to complete the sale upon the terms and conditions set out above.

Buyer and/or Assigns

Seller

BUYER INFORMATION

Name(s):

Tel:

Email:

Address:

SELLER INFORMATION

Name(s):

Tel:

Email:

Address