

## The Contract

Okay; so you have found the perfect Florida home at the right price and wish to make an offer to purchase, what do you do next? The most common way buyers usually proceed is to complete and submit an offer on a Florida State recognized contract, typically with the help of a real estate agent and/or an attorney skilled in such matters.

The Florida Association of Realtors has a selection of Florida Bar approved contracts for sale and purchase available for agent's use when submitting an offer. Which particular contract is used in a transaction can depend on where the home is located (different areas of Florida can prefer to use a certain version of a contract over another), pre-disclosed seller terms and conditions surrounding any agreement for sale and what type of property is being purchased, i.e. residential or commercial property.

Below is a sample of one of the more commonly used contracts for sale and purchase in the State of Florida. As you will see this sample contract is a fairly comprehensive one. It covers various aspects of the transaction such as finance, key dates and performance obligations expected of the buyer and seller if they engage in a contract for the sale and purchase of a piece of real property. Buyers should be aware that the terms and conditions contained within a contract for sale and purchase are negotiable during the offer stage, based upon the respective interests, objectives and bargaining positions of all interested parties.

Buyers planning to purchase a piece of property in Florida are advised to review such a sample document to familiarize themselves with a type of legal contract that may form the basis of the terms and conditions of a purchase agreement. Buyers are further advised to seek the opinion of an attorney prior to signing any contract for sale and purchase if the details of the terms and conditions contained within the document are not fully understood.

[Click here to view the Contract](#)