Ohio Land Contract

This **Ohio Land Contract** ("***Contract***") is entered into as of _____ ("***Effective Date***") by and between the parties below:

Seller

_____

_____ _____

_____ _____ _____ _____

_____ _____

Buyer

_____

_____ _____

_____ _____ _____ _____

_____ _____

The Seller and the Buyer may be referred to individually as a "***Party***" and collectively as the "***Parties***."

WHEREAS, Seller is the lawful owner of the real property described in this Contract and desires to sell the property under a land installment arrangement; and

WHEREAS, Buyer desires to purchase the property from Seller under the terms and conditions set forth in this Contract.

NOW, THEREFORE, in consideration of the mutual promises contained in this Contract and other valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Property

Seller agrees to sell, and Buyer agrees to purchase, the following real property located in the State of Ohio:

Property Address:

_____ _____ _____ _____ _____ _____

Legal Description:

_____

Together with all improvements, fixtures, easements, rights, and appurtenances associated with the property unless specifically excluded in this Contract.

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2. Purchase Price

The total purchase price for the property shall be $ _____ , payable as follows:

Payment Item	Amount
Down Payment	
Principal Financed	
Annual Interest Rate	
Monthly Payment	
First Payment Due	
Final Payment Due	

Payments shall be made to Seller at the address designated by Seller or to another location designated in writing.

3. Payment Terms

Buyer shall make installment payments on or before the due date each month until the purchase price, accrued interest, and all other amounts due under this Contract have been paid in full.

Unless otherwise agreed in writing, payments shall first be applied to accrued interest, then to principal, and finally to any fees or other amounts owed under this Contract.

Buyer may prepay all or part of the outstanding balance at any time without penalty unless otherwise provided by a separate written agreement.

4. Transfer of Legal Title

Seller shall retain legal title to the property until Buyer has fully performed all obligations under this Contract, including payment of the entire purchase price and any other amounts due.

Upon full performance, Seller shall execute and deliver a deed transferring marketable title to Buyer, subject only to permitted encumbrances disclosed in this Contract.

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5. Possession

Buyer shall be entitled to possession of the property beginning on _____ ("***Possession Date***"), provided Buyer complies with the terms of this Contract.

Buyer accepts possession in its existing condition except as otherwise expressly stated in writing.

6. Property Taxes

Beginning on the Possession Date, Buyer shall be responsible for timely payment of all real estate taxes, assessments, and similar governmental charges relating to the property unless otherwise agreed in writing.

Seller shall remain responsible for taxes attributable to periods before the Possession Date.

7. Insurance

Buyer shall maintain property insurance covering the improvements located on the property in an amount reasonably sufficient to protect against casualty loss.

Seller may require proof of insurance upon reasonable request.

Any insurance proceeds resulting from damage to the property shall be applied toward restoration of the property or toward amounts owed under this Contract, as agreed by the Parties or as required by applicable law.

8. Maintenance and Repairs

Buyer shall maintain the property in good condition and shall perform all ordinary maintenance and necessary repairs at Buyer's expense.

Buyer shall not commit waste or permit any condition that materially reduces the value of the property.

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9. Utilities

Buyer shall be responsible for all utilities, utility charges, and service costs associated with the property beginning on the Possession Date.

10. Improvements and Alterations

Buyer may make reasonable improvements to the property at Buyer's expense, provided such improvements comply with applicable laws, regulations, permits, and zoning requirements.

Permanent improvements shall become part of the property.

11. Seller's Representations

Buyer represents that Buyer has had an opportunity to inspect the property or obtain professional inspections considered appropriate before entering into this Contract.

Buyer enters into this Contract voluntarily and understands the financial obligations created by this agreement.

13. Default

Buyer shall be in default if Buyer fails to make required payments, fails to maintain insurance when required, fails to pay taxes when required, or materially breaches any other obligation under this Contract.

Seller shall be in default if Seller materially breaches any obligation that substantially prevents Buyer from receiving the benefit of this Contract.

14. Notice of Default and Opportunity to Cure

Before exercising available remedies, the non-defaulting Party shall provide written notice describing the alleged default.

The defaulting Party shall have _____ days after receiving notice to cure the default unless a different period is required by applicable law.

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15. Remedies

If Buyer fails to cure a default within the applicable cure period, Seller may exercise any lawful remedies available under this Contract and applicable law, including seeking payment of amounts due, enforcing performance, terminating the Contract where legally permitted, or pursuing other available legal or equitable remedies.

If Seller defaults and fails to cure the default after receiving notice, Buyer may pursue any remedies available under this Contract or applicable law, including specific performance where appropriate, recovery of damages, or termination of the Contract.

16. Risk of Loss

The risk of loss or damage to the property shall pass to Buyer upon delivery of possession.

17. Assignment

Buyer shall not assign or transfer Buyer's interest under this Contract without Seller's prior written consent, which shall not be unreasonably withheld unless otherwise prohibited by applicable law.

Seller may assign Seller's right to receive payments under this Contract provided such assignment does not materially impair Buyer's rights.

18. Notices

Any notice required under this Contract shall be in writing and delivered personally, by recognized courier, certified mail, or another method that provides confirmation of delivery.

Notices shall be sent to the addresses listed above unless either Party provides written notice of a different address.

19. Governing Law and Dispute Resolution

This Contract shall be governed by the laws of the State of Ohio.

Before commencing litigation, the Parties shall make a good-faith effort to resolve any dispute through negotiation. If a dispute cannot be resolved through negotiation, either Party may pursue any remedies available in a court of competent jurisdiction.

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20. Entire Agreement

This Contract constitutes the entire agreement between the Parties concerning the sale of the property and supersedes all prior discussions, negotiations, and understandings relating to its subject matter.

21. Amendments

Any amendment or modification of this Contract must be in writing and signed by both Parties.

22. Severability

If any provision of this Contract is determined to be unenforceable, the remaining provisions shall continue in full force to the extent permitted by law.

23. Waiver

A Party's failure to enforce any provision of this Contract shall not constitute a waiver of that provision or any future right to enforce it.

24. Counterparts and Electronic Signatures

This Contract may be executed in counterparts, each of which shall be deemed an original, and all counterparts together shall constitute one agreement. Electronic signatures and electronically transmitted copies shall be treated as originals to the extent permitted by applicable law.

Seller

Name

Date

Signature

Buyer

Name

Date

Signature

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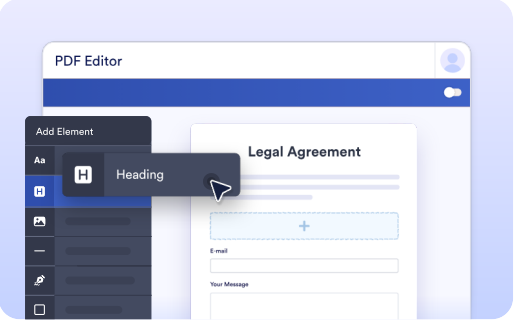
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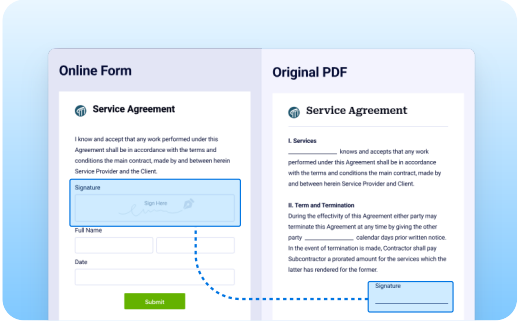
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