

Contract of Sale—Condominium Unit

Note: This form is intended to deal with matters common to most transactions involving the sale of a condominium unit. Provisions should be added, altered or deleted to suit the circumstances of a particular transaction. No representation is made that this form of contract complies with Section 5-702 of the General Obligations Law ("Plain Language Law").

In the event of any alteration to this form which is not clearly indicated as such, the provisions of the original unaltered form as approved by the Cooperative & Condominium Law Committee of the Association of the Bar of the City of New York and the Committee of Condominiums & Cooperatives of the Real Property Law Section of the New York State Bar Association shall be deemed controlling, regardless of such change.

CONSULT YOUR LAWYER BEFORE SIGNING THIS AGREEMENT

This Contract (the "Contract") for the sale of the Unit as defined below is made as of [Contract date] between "Seller" and "Purchaser" identified below.

1. Certain Definitions and Information

1.1 The "Parties" (each a "Party") are:

1.1.1 "Seller": [Seller name]

Prior names used by Seller: [Seller prior names]

Address: [Seller address]

1.1.2 "Purchaser": [Purchaser name]

Prior names used by Purchaser: [Purchaser prior names]

Address: [Purchaser address]

(For security, social security numbers are not included on this form but shall be provided to the attorneys for the Parties upon request.)

1.2 "Attorneys" (each an "Attorney") are (name, address telephone and email):

1.2.1 "Seller's Attorney": [Seller's Attorney name, address, telephone and email];

1.2.2 "Purchaser's Attorney": [Purchaser's Attorney name, address, telephone and email];

1.3 "Escrowee" is the [Seller's/Purchaser's] [Attorney/Title Company] (as defined in ¶3.1.2 below):

1.4 The "Managing Agent" is (name, address telephone and email): [Managing Agent name, address, telephone and email address];