



Continue

South Carolina Residential Lease Agreement

THIS AGREEMENT (hereinafter referred to as the "South Carolina Lease Agreement") is made and entered into this ___ day of _____, 20___, by and between _____ (hereinafter referred to as "Landlord") and _____ (hereinafter referred to as "Tenant." For and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. **PROPERTY.** Landlord owns certain real property and improvements located at _____ (hereinafter referred to as the "Property"). Landlord desires to lease the Premises to Tenant upon the terms and conditions contained herein. Tenant desires to lease the Premises from Landlord on the terms and conditions as contained herein.

2. **TERM.** This South Carolina Lease Agreement shall commence on _____ and shall continue as a lease for term. The termination date shall be on _____ at 11:59 PM. Upon termination date, Tenant shall be required to vacate the Premises unless one of the following circumstances occurs:

- (i) Landlord and Tenant formally extend this South Carolina Lease Agreement in writing or create and execute a new, written, and signed South Carolina Lease Agreement; or
- (ii) Landlord willingly accepts new Rent from Tenant, which does not constitute past due Rent.

In the event that Landlord accepts new rent from Tenant after the termination date, a month-to-month tenancy shall be created. If at any time either party desires to terminate the month-to-month tenancy, such party may do so by providing to the other party written notice of intention to terminate at least 30 days prior to the desired date of termination of the month-to-month tenancy.

Notices to terminate may be given on any calendar day, irrespective of Commencement Date. Rent shall continue at the rate specified in this South Carolina Lease Agreement, or as allowed by law. All other terms and conditions as outlined in this South Carolina Lease Agreement shall remain in full force and effect. Time is of the essence for providing notice of termination (strict compliance with dates by which notice must be provided is required).

3. **RENT.** Tenant shall pay to Landlord the sum of \$_____ per month as Rent for the Term of the Agreement. Due date for Rent payment shall be the 1st day of each calendar month and shall be considered advance payment for that month. Weekends and holidays do not delay or excuse Tenant's obligation to timely pay rent.

A. **Delinquent Rent.** If not paid on the 1st, Rent shall be considered overdue and delinquent on the 2nd day of each calendar month. If Tenant fails to timely pay any month's rent, Tenant will pay Landlord a late charge of \$_____ per day until rent is paid in full. If Landlord receives the monthly rent by the 3rd day of the

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PURCHASE AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT BETWEEN PURCHASER AND SELLER. IF YOU DO NOT UNDERSTAND IT, SEEK LEGAL ADVICE.

1. **PARTIES TO CONTRACT - PROPERTY.** Purchaser and Seller acknowledge that Broker is _____ is not _____ the limited agent of both parties to this transaction as outlined in Section III of the Agency Agreement Addendum as authorized by Purchaser and Seller.

_____, hereinafter referred to as Purchaser, offers and agrees to purchase from _____, hereinafter referred to as Seller, upon the terms and conditions set forth, the property legally described as:

also known as _____

2. **EARNEST MONEY DEPOSIT.** Broker hereby acknowledges receipt of Earnest Money in the amount of (\$_____) _____ DOLLARS. Cash _____ Check _____ is attached to this agreement, unless otherwise noted herein, to be deposited by the Listing Broker on the next legal banking day after acceptance of this offer.

Other earnest money provisions: _____

3. **PURCHASE PRICE.** The total purchase price is to be (\$_____) _____ DOLLARS

After earnest money herein is credited, the remaining balance is to be paid by Purchaser at closing.

4. **FINANCING.**
New Mortgage. This offer is contingent upon Purchaser obtaining a new VA, FHA, SDHDA, Conventional, or _____ type of loan. A letter of Purchaser's loan status from _____ is attached or will be delivered by _____ (date).

**PURCHASE BID
PROPERTY STATUS**

The following shall be considered a legally binding amendment to the agreement made between _____ and _____, dated _____, for the sale of _____.

The real property for which this bid is made is the lot of land in its entirety located at _____ (address) comprised of a residential site with house and other improvements on it, together with all rights and accessories to the land. The real property designated is currently appraised in the name of _____, and the specific legal description of the real property shall be inserted in lieu of the foregoing general designation in the property conveyance and all articles relating to this transaction.

_____ Signature	_____ Date
_____ Signature	_____ Date
_____ Witness	_____ Date

PURCHASE AGREEMENT

An Agreement made between _____ Housing Developer's Licence No. _____ Vendor) and _____ of _____ (the Purchaser) on _____ 19_____.

1. General

1.1 Definitions

1.1.1 In this Agreement -

"Agreement" means this Agreement entered into between the _____ and the Purchaser for the sale and purchase of the Unit;

"authorised deductions" means deductions from the Purchase which:-

- (a) are specified in a duly served notice under clause 5.2(a) and
- (b) the Purchaser is entitled to make under this Agreement;

"Base Rate" means the average of the prevailing prime lending the Development Bank of Singapore, the Overseas Chinese Corporation, the Overseas Union Bank and the United Overseas rounded downwards to the nearest one-eighth of 1%;

"Booking Fee" means the booking fee of \$_____ consideration for the grant of the Option to purchase the Unit _____;

New York Standard Residential Lease Agreement

This Residential Lease Agreement ("Agreement") made this ____ day of _____, 20____ is between:

Landlord Name: _____ ("Landlord")

Landlord Address: _____, AND

Tenant(s): _____, _____, _____ ("Tenant").

The Landlord and Tenant are collectively referred to in this Agreement as the "Parties".

NOW, for the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

- I. PREMISES.** The Landlord agrees to lease the described property to the Tenant:
Address: _____
("Premises"). Residence Type: Single-family Apartment Condominium
 Other: _____
- II. LEASE DURATION LENGTH.** This Agreement shall begin on the ____ day of _____, 20____ and end on the ____ day of _____, 20____, hereinafter known as the "Lease Term".
- III. SECURITY DEPOSIT.** Upon the due execution of this Agreement, the Tenant shall deposit with the Landlord the sum of \$_____ receipt of which is hereby acknowledged by the Landlord, as security for any damage caused to the Premises during the term hereof. Such deposit shall be returned to the Tenant, less any itemized deductions, within ____ days after the end of the Lease Term.
- IV. RENTAL PAYMENTS.** The rent to be paid by the Tenant to the Landlord throughout the term of this Agreement is to be made in monthly installments of \$_____ ("Rent") and shall be due on the ____ day of each month ("Due Date"). The rent should be paid in the following manner: _____
- V. RENT PRE-PAYMENT.** The Tenant will (check one):
 - Not be Pre-paying Rent.
 - Pre-pay Rent in the amount of \$_____. Equal to ____ day(s), starting on the ____ day of _____, 20____, and ending on the ____ day of _____, 20____.
- VI. UTILITIES.** The Landlord shall pay for the following utilities and services to the Tenant, with any absent being the responsibility of the Tenant: _____

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Standard purchase agreement template

What should be included in a sales agreement. How do you write a simple purchase agreement. Standard purchase and sale agreement template.

Updated January 25, 2023An asset purchase agreement, or "APA," is a legal document that allows a business to sell its tangible or intangible property to another party ("buyer"). Common items sold include equipment, machinery, customer lists, trademarks, and patents. An asset purchase agreement can only be used for the purchase of assets without liabilities from the business. An asset purchase is the act of a buyer purchasing all or a portion of a business's assets. Depending on the asset, the seller may be liable to pay ordinary income tax or capital gains depending on the assets sold. In an asset purchase agreement, the buyer obtains the business assets only (with no liabilities) and in a stock purchase agreement, the buyer assumes ownership of the business assets and liabilities. In October 2015, Walgreens agreed to a stock purchase agreement with Rite Aid for \$9.4 billion in cash. Under the deal, Walgreens would take ownership of all assets and liabilities of Rite Aid. However, after the FTC blocked the sale, the parties converted to an asset purchase agreement so Walgreens could purchase a portion of Rite Aid's stores only. In June 2017, Walgreens agreed to purchase 2,186 of Rite Aid's 4,650 stores for \$1.175 billion. The deal changed because Walgreens' primary goal was to accumulate more stores. Therefore, Walgreens' only option was to convert to an asset purchase agreement to solely buy as many Rite Aid stores as the FTC allowed. Capital gains are the profits made on the sale of an asset when selling for a higher price than the original purchase. The IRS categorizes capital gains into two types: short-term and long-term (Topic no. 409). I. THE PARTIES. This Asset Purchase Agreement ("Agreement"), made on [DATE] between the following parties: Buyer: [BUYER'S NAME] with a mailing address of [MAILING ADDRESS] ("Buyer"), and Seller: [SELLER'S NAME] with a mailing address of [MAILING ADDRESS] ("Seller"). Buyer and Seller are each referred to herein as a "Party" and, collectively, as the "Parties." II. TANGIBLE ASSETS. As part of this Agreement, the Buyer agrees to buy while the Seller agrees to sell: (check one) - No Tangible Assets. - Tangible Assets described as: [TANGIBLE ASSETS AND VALUES] III. INTANGIBLE ASSETS. As part of this Agreement, the Buyer agrees to buy while the Seller agrees to sell: (check one) - No Intangible Assets. - Intangible Assets described as: [INTANGIBLE ASSETS AND VALUES] The Tangible Assets in Section II and the Intangible Assets of Section III shall be collectively known as the "Assets." IV. PURCHASE PRICE. The purchase price of the Assets is \$[AMOUNT] ("Purchase Price"). V. DEPOSIT. As part of this Agreement, an initial payment is: (check one) - Not Required. - Required in the amount of \$[AMOUNT] ("Deposit"). The Deposit shall be: (check one) - Non-Refundable except in the case of Section XVI(b). - Refundable within the Inspection Period mentioned in Section VI or in the case of Section XVI(b). VI. INSPECTION. The Parties agree that there: (check one) - SHALL BE an Inspection Period. The Buyer shall have a period of [#] day(s) to review the Assets and shall have the option to terminate this Agreement for any reason. If terminated, the Buyer shall have no obligations to perform under this Agreement and any refundable Deposit shall be returned to the Buyer within five (5) days ("Inspection Period"). - SHALL NOT be an Inspection Period. VII. PAYMENT. The Purchase Price shall be paid: (check one) - At Closing, less any Deposit paid in Section V. - By Owner Financing provided by the Seller in accordance with the following payment structure: Down Payment (at Closing): \$[AMOUNT]. Interest Rate: [AMOUNT]%. Term: [#] Month(s) Year(s) Payment Due: On the [DAY] of every month. VIII. FINANCING. This Agreement is: (check one) - Not Contingent on the Buyer obtaining financing. The Buyer must provide proof of funds within [#] day(s) from the Effective Date of this Agreement. - Contingent on the Buyer's ability to obtain financing from a 3rd party. The Buyer has [#] day(s) to obtain such financing and to show evidence in the form of a pre-approval letter from a credible lender. - Contingent on the Buyer's ability to obtain approval from the Seller. The Buyer has [#] day(s) to obtain approval from the Seller. IX. APPROVAL OF 3RD PARTY. For the Assets to be sold, there is: (check one) - No Requirement for consent or approval from any 3rd party. - Requirement for consent or approval to sell the Assets by the following: [DESCRIBE THE 3RD PARTY] X. CLOSING. This transaction shall be closed on [DATE], at [TIME] AM PM or earlier at an agreed upon location by the Parties. ("Closing"). Any extension of the Closing must be agreed upon, in writing, by Buyer and Seller. XI. CLOSING COSTS. All costs associated with the Closing shall be the responsibility of: (check one) - Both Parties bearing their own expenses. - Buyer - Seller XII. SELLER'S REPRESENTATIONS. The Seller covenants and represents the following: a.) Fiduciary Duty. The Seller agrees that during the purchase process to hold a fiduciary duty in the best interests of the Buyer. The Seller shall in no way conduct any action that would disrupt the on-going status of the Assets' value or condition. This obligation shall continue until the Closing. b.) Rights and Ownership. Seller makes the claim that they are the sole owner of the Assets with full rights to sell as stated in this Agreement. No other person has any claim, right, title, interest, or lien in, to, or on the Assets. c.) Outstanding Liabilities. The Seller has no outstanding liabilities, liens, judgments, or obligations that directly or indirectly affect the Assets. d.) Taxes. Seller claims that all taxes related to the Assets have been paid-in-full. e.) Insurance. If there is any insurance on the Assets, the Seller agrees to provide the Buyer with a copy of the current insurance policy, if any, to the Buyer within a reasonable time period. The Buyer has the option to assume the policy subject to the insurer's approval. f.) Outstanding Suits. There are no actions, suits, proceedings, or investigations pending or, to the knowledge of the Seller, threatened against or involving the Seller or brought by the Seller or affecting any of the Assets at law or in equity or admiralty or before any Federal, State, Municipal, or other governmental department, commission, board, agency, or instrumentality, domestic or foreign, nor has any such action, suit, proceeding, or investigation been pending during the preceding date hereof. XIII. PARTIES' REPRESENTATIONS. The Parties represent and agree to the following: a.) Compliance with Agreement. The representations and warranties of the Seller contained in this Agreement or any certificate or document delivered pursuant to the provisions hereof or in connection with the transactions contemplated hereby shall be true and as of the Closing as though such representations and warranties were made at and as of such date, except if such representations and warranties shall be true as of such date. b.) Injunction. On the day of Closing, there shall be no effective injunction, writ, preliminary restraining order, or any order of any nature issued by a court of competent jurisdiction directing that the transactions provided for herein or any of them not to be consummated as herein provided. c.) Buyer's Approval. All actions, proceedings, instruments, and documents required to carry out this Agreement, or incidental thereto, and all other related legal matters shall have been approved by counsel for the Buyer. d.) Casualty. The Assets, or any substantial portion thereof, shall not have been adversely affected in any material way as a result of any fire, accident, flood, or other casualty or act of God or public enemy, nor shall any substantial portion of the purchased property have been stolen, taken by eminent domain, or subject to condemnation. If the Closing occurs hereunder despite such casualty as a result of the waiver of this condition by the Buyer, the Seller shall assign or pay over to the Buyer the proceeds of any insurance or any condemnation proceeds with respect to any casualty involving the Assets that occur after the date hereof. e.) Adverse Change. Between the date of this Agreement and the Closing, there shall be no material adverse change of the Assets. XIV. SELLER'S INDEMNIFICATION. The Seller agrees to jointly and severally indemnify and hold the Buyer, and assigns, harmless from any and all claims of any nature whatsoever, including without limitation: a.) Claims. Tort claims and claims made by creditors; and b.) Taxes. Claims that may be made hereinafter on account of Federal and State taxes, including, but not limited to, sales taxes, franchise taxes, unemployment taxes, Social Security taxes, excise taxes, and any other taxes of any nature or form on account of the Buyer ending on and accruing up to the Closing. XV. ACCESS TO INFORMATION. After the execution of this Agreement, the Buyer shall have full access to any and all information in reference to the Assets. The Buyer shall maintain a fiduciary duty to keep the information that it obtains confidential and agrees to not share with any third (3rd) party unless the Seller gives their written consent. XVI. TRANSFER OF ASSETS. The Seller makes the following covenants to the Buyer: a.) Title. A bill of sale shall be delivered at the Closing that shall transfer all the Assets mentioned in this Agreement and be free and clear of all encumbrances. The Seller shall include any and all certificates and titles with the transfer of the Assets to be placed in the name of the Buyer or in a name the Buyer suggests. b.) Period Until Closing. Until the Closing, the Seller assumes all risk of loss, damage, or destruction to the Assets subject to this Agreement until the Closing. If the Assets are damaged or lost prior to the Closing and their valuation is affected, the Seller agrees to negotiate, in good faith, a reasonable reduction in the Purchase Price due to such loss. The Parties shall have [#] day(s) to negotiate such loss of value or this Agreement shall be considered void with any Deposit made by the Buyer to be refunded. XVII. RETURN OF MATERIALS. Any information that is obtained by the Buyer through the Seller shall be returned if there is no Closing. XVIII. CONFIDENTIALITY. All negotiations regarding the Assets between the Buyer and Seller shall be confidential and not to be disclosed with anyone other than the respective advisors and internal staff of the Parties and necessary third (3rd) parties. No press, or other public releases, will be issued to the general public concerning the Assets without mutual consent or as required by law, and then only upon prior written notice to the other party unless otherwise not allowed. XIX. GOVERNING LAW. This Letter of Intent shall be governed under the laws of the State of [GOVERNING LAW]. XX. SEVERABILITY. In case any provision or wording in this Letter of Intent shall be held invalid, illegal or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. XXI. ADDITIONAL TERMS. [ADDITIONAL TERMS & CONDITIONS] XXII. ENTIRE AGREEMENT. This Agreement contains all the terms agreed to by the parties relating to its subject matter. _____ Date: _____ Buyer's Signature: _____ Date: _____ Print Name: _____ For the comprehensive document, please download the free form or hit "create document." Agreement Letters: When to Use, Plus 31 Agreement Templates A letter of agreement is an important document in a business relationship, but with so many types of agreements, it can be difficult to know what each one needs to include. Using an agreement template makes the task much easier. That way you can focus your time and energy on more important aspects of your business transaction. Below, we have different agreement templates arranged by purpose, which saves you the trouble of making one from scratch. Learn about the different kinds of agreements here, and then choose the one that works best for your needs. Table of Contents: Why Use an Agreement? Agreement Samples An agreement letter defines in writing the terms of an agreement between two or more parties, so each party knows exactly what they are responsible for. It also protects their legal rights. Letters of agreement help prevent confusion or additional negotiations later on, since each business associate can refer back to the document at any time. Common examples of agreements include tenancy agreements, car rental agreements, and payment agreements. Each agreement letter will contain different information depending on what it's for. However, agreement letters almost always contain this information: Contact information for both parties Location/state whose laws apply to the agreement Terms of payment Start date of the agreement End date of the agreement A sample agreement is a great way to make sure that your agreement has all the information it needs, presented in a professional, polished way. Let's take a closer look at some different types of agreement letters. We have a number of agreement templates you can easily download, fill out, and print. A non-disclosure agreement, also known as a confidentiality agreement, details what information should not be shared outside of the parties in the agreement. It may cover information or materials (such as photos) that cannot be shared with third parties. An example of a non-disclosure agreement is a HIPAA confidentiality agreement. HIPAA laws mandate that patient information cannot be shared with third parties by a patient's healthcare provider. Many medical offices will have these non-disclosure agreements for vendors, contractors, students, or other non-employees who work with them. Confidentiality agreements may be used in many other cases, as well. If you are catering a celebrity event, for example, you might need a non-disclosure agreement stating that employees may not take or share photos or audio. Our non-disclosure agreement templates make it easy to make your own. Tenancy Agreements Several types of agreements are related to tenancy or tenant/landlord business relationships. A security deposit agreement outlines the amount of security deposit to be collected, the reasons why the deposit may be kept, and when and how it will be returned to the tenant. The security deposit agreement is often part of a longer lease agreement. A lease agreement gives the terms of a lease, such as whether it is a month-to-month lease or for a fixed period of time. A sublease agreement is between a current tenant and a new tenant who temporarily will rent the space from the current tenant. All of these tenancy agreements also will have information about payment, expectations while renting the space, and beginning and end dates of the rental term. Our tenancy agreement templates help you ensure that all of the necessary information is there. Payment Agreements Payment agreements are used in business relationships when one party agrees to pay another. Freelancers and independent contractors often use payment agreements with their clients to ensure that they will be paid fairly and on time. Many payment agreements also fall under other categories, such as service agreements. A car rental agreement is a type of payment agreement. Car rental agreements likely will cover insurance information, contain a description of the vehicle and its registration information, list the odometer reading, and note any existing wear and tear so the renter is not liable. A vendor agreement is another type of payment agreement used when a vendor at a fair or market must enter into an agreement with the hosting party. In a vendor agreement, the vendor may pay for their space up-front, but then keep any profits from the event, or may agree to pay a commission of their profits to the host. These agreements cover payments, but also line up terms and conditions of what is expected of both parties. Purchase Agreements A purchase agreement outlines the terms of a one-time purchase, rather than an ongoing payment. A car sale contract agreement falls under this category. This agreement will contain details about the vehicle itself, any damages or issues, and the odometer reading. It also will state the date of sale and the purchase price, or information about an agreed-upon payment plan. The sale contract should state that the car's title is clear and the seller has full authority to sell that car. The contract also may mandate a pre-purchase inspection before the sale is completed. Other kinds of purchase agreements include real estate agreements or land sale contracts. These agreements will mention necessary details about mortgages and loans, whether the seller will help with closing costs, if a home inspection is required, and any appliances or furniture being sold with the home. Other information may be necessary, depending on the type of purchase being made. Our purchase agreement samples below make it easy to find the right agreement for your upcoming purchase or sale. Partnership Agreements A partnership agreement is between two people who are entering a business partnership, such as starting a company together. This document outlines each person's roles and responsibilities. It contains provisions for everyday company operations so that no one is confused about what they are expected to do. It also will describe what will happen if the partnership is dissolved for any reason. The agreement should state how much money each person is investing to start the company, how payment will work, and what will happen if one of the partners voluntarily leaves the arrangement or is forced to leave due to death or illness. One other important thing that a partnership agreement may contain is how decisions will be made when the partners disagree. Operating Agreements Operating agreements are similar to partnership agreements, but are used for limited liability companies (LLCs) instead of partnerships. LLCs typically have multiple members, instead of just two partners. However, the terms "operating agreement" and "partnership agreement" sometimes are used interchangeably. The information contained in an operating agreement is essentially the same as that of a partnership agreement. It should describe how basic business operations will function, including contribution and reimbursement expectations. It also should outline what will happen if disagreements, or worse, arise, and how decisions will be made. This kind of agreement helps business partnerships run more smoothly, even in the face of the unexpected. Service Agreements A service agreement is used when one individual or business provides a service to another. Service agreements may be used by freelancers, contractors, consultants, or anyone who needs or provides a service. Either side may provide the service agreement, whether it's the party that's providing the services or the party that's contracting the services provided. Service agreements protect both parties by outlining what services are expected, when or for how long they will be provided, and how much the provider will be compensated for those services. These agreements may contain details on the payment method, how the services will be performed, or what will happen if extra services are requested. A good service agreement helps both parties understand what is expected of them, preventing disagreements and unfair conduct. Other Agreement Samples In addition to the categories listed above, we have many other types of agreement letters. You'll find more agreement templates for a variety of situations here. These templates make it easy to cover all of the necessary information, no matter what kind of agreement it is. The information herein provided does not constitute legal advice. For assistance with legal problems, opinions, questions, issues or for any legal inquiry please contact your attorney.