



# AGREEMENT FOR THE SALE OF PERSONAL PROPERTY

(TO BE COMPLETED AT TIME OF CONTRACT)

THIS AGREEMENT FOR THE SALE OF P	ERSONAL PROPERTY is made as of the	day of	, 20,
by and among	(the "Seller,"	' whether one	or more) and
	(the "Purchaser," whethe	er one or more	) and provides
as follows:			

## RECITALS

Purchaser and Seller have entered into that certain residential contract of purchase dated (the "Real Estate Contract") by which Purchaser has agreed to purchase and Seller agreed to sell the real property described therein (the "Real Property"). The parties have agreed on the disposition of certain personal property located on the Real Property, and to that end have entered into this Agreement.

## AGREEMENT

NOW THEREFORE, for and in consideration of the mutual promises contained herein, the parties hereto agree as follows:

1. Seller agrees to sell to Purchaser and Purchaser agrees to purchase from Seller the following items of personal property (the "Personal Property"):

2. The purchase prices of the Personal Property shall be \_\_\_\_\_\_ (\$ ), payable all in cash at settlement.

3. Settlement hereunder shall occur simultaneously with settlement under the Real Estate Contract. At settlement, Seller shall convey to Purchaser good and marketable title to the Personal Property, and will execute and deliver to Purchaser a Bill of Sale in the form set forth below, or other mutually agreeable instrument of conveyance.

4. Seller represents and warrants to Purchaser that the following items of Personal Property are sold "as is", without warrant of any kind, expressed or implied:

Seller represents and warrants the following items of Personal Property shall be in working order at settlement: \_\_\_\_\_

5. The parties' obligations hereunder are expressly contingent on the occurrence of settlement under the Real Estate Contract provided, however, that a party's breach under the Real Estate Contract shall not excuse the performance of its obligations hereunder.

#### 6. Other provisions: \_\_\_\_\_

7. This Agreement shall be interpreted in accordance with the laws of the Commonwealth of Virginia, and shall be binding upon inure to the benefit of the parties to this Agreement to their respective heirs, successors, and assigns.

#### WITNESS the following signatures and seals:

	(Seal)	date		(Seal)	date
Purchaser			Seller		
	(Seal)	date		(Seal)	date
Purchaser	(*****)		Seller	(	

# BILL OF SALE

# (TO BE COMPLETED AT SETTLEMENT)

FOR GOOD AND VALUBLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned \_\_\_\_\_\_\_ (the "Seller", whether one or more) has bargained, sold, assigned, transferred and delivered and by presents does bargain, sell, assign, transfer, and deliver unto \_\_\_\_\_\_\_ (the "Purchaser," whether one or more) all right, title, interest in and to the following items of personal property (the "Personal Property"): \_\_\_\_\_\_

TO HAVE AND TO HOLD all and singular the Personal Property unto the Purchaser, its successors and assigns forever.

Sellers represents and warrants that (i) it is the lawful owner of the Personal Property and has the right to sell and dispose of the Personal Property, (ii) the Personal Property is free from any liens, claims, and encumbrances whatsoever, and (iii) it has good and marketable title to the Personal Property.

Seller

\_\_\_\_\_ (Seal) \_\_\_\_\_ date

Seller

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