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# West Virginia Residential Purchase and Sale Agreement

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## WEST VIRGINIA RESIDENTIAL PURCHASE AGREEMENT

I. **THE PARTIES:** This West Virginia Real Estate Purchase Agreement ("Agreement") made on \_\_\_\_\_, 20\_\_\_\_, ("Effective Date") between:

**Buyer:** \_\_\_\_\_, with a mailing address of \_\_\_\_\_ ("Buyer"), who agrees to buy, and:

**Seller:** \_\_\_\_\_, with a mailing address of \_\_\_\_\_ ("Seller"), who agrees to sell and convey real and personal property as described in Sections II & III.

Buyer and Seller are each referred to herein as a "Party" and, collectively, as the "Parties."

II. **LEGAL DESCRIPTION.** The real property is a: (check one)


☐ - Single-Family Home  
☐ - Condominium  
☐ - Planned Unit Development (PUD)  
☐ - Duplex  
☐ - Triplex  
☐ - Fourplex  
☐ - Other: \_\_\_\_\_

Street Address: \_\_\_\_\_  
Tax Parcel Information: \_\_\_\_\_  
Other Description: \_\_\_\_\_

III. **PERSONAL PROPERTY.** In addition to the real property described in Section II, the Seller shall include the following personal property:

The described real property in Section II and personal property in Section III shall be collectively known as the "Property."

IV. **EARNEST MONEY.** After acceptance by all Parties, the Buyer agrees to make a payment in the amount of \$ \_\_\_\_\_ as consideration by \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_:\_\_\_\_ AM \_\_\_\_ PM ("Earnest")

 Buyer's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_ Page 1 of 10

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A **West Virginia residential purchase and sale agreement** is a legal document used by a potential buyer when making an offer to purchase a residence. In the contract, the buyer will indicate the proposed purchase amount along with the conditions the seller must fulfill in order to complete the transaction. There will be a specific time period in which the buyer's offer is valid. During this period, the seller has the option of accepting the terms or resuming the negotiation process by submitting a counter-offer. The agreement will become legal once both parties consent to a final sale price and the various other provisions established in the contract.

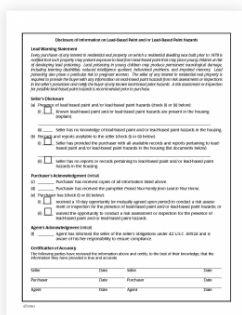
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## Buyer Beware

West Virginia is a “caveat emptor” state which means that sellers are not obligated to disclose material defects to potential buyers. Consequently, the buyer will be responsible for investigating the condition of the property prior to the purchase. West Virginia law does mention, however, that a licensed real estate agent may not mislead or lie to the buyer in order to influence the sale. (§ 30-40-19)

## Disclosures (2)

A screenshot of a "Lead-Based Paint Disclosure" form. The form is titled "Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards" and includes sections for "Lead-Based Paint", "Lead-Based Paint Hazards", "Seller's Acknowledgment", and "Buyer's Acknowledgment". It contains various checkboxes and lines for signatures and dates.

**Lead-Based Paint Disclosure** – For the sale of any residence constructed before 1978, the seller must indicate the existence, if any, of toxic paint by providing the buyer with a lead-based paint disclosure.

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**Residential Property Disclosure** – Sellers can complete a property disclosure to notify buyers of the overall condition of the residence. State law does not require this form to be completed but is recommended as a sign of good faith by the seller.

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## Commercial Property

**Commercial Purchase Agreement** – This document can be used as a legal contract to buy or sell commercial property.

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★★★★★  
4.7 score, 2,853 reviews



★★★★★  
4.9 score, 1,412 reviews



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