

Earnest Money/Purchase Agreement

Seller	RCI File No.	
Name		
Company		
Address		
City		
State		
Zip Code		
Cell Phone		
Work Phone		
Fax		
Email		

Buyer	
Name	
Name	
Address	
City	
State	
Zip	
Home Phone	
Alternate Phone	
Fax	
Email	

Resort: _____	Location: _____
Ownership: _____	Buyer's First Year Use: _____
Week/Unit: _____	

Closing Costs Breakdown	
Purchase Price	
Document Prep Fee:	\$475.00
Recording Fees:	
Resort Transfer fee	
2008 maintenance fees	
Subtotal:	
*Expedited Closing (optional)	add \$75.00
Total	

Buyer agrees to have funds in escrow by:

***Expedited Closing will enable you to pay for your entire closing with a credit card (not to exceed \$3,500) and will expedite your closing by the use of Priority Mail.**

Upon the receipt of the buyer's proceeds the seller agrees to take the referenced property off the market. All money is payable and sent to Resort Closings, Inc. to act as escrow agent only, not a broker. The BUYER will pay the above sale price for seller to provide free and clear title by way of Warranty/Quitclaim Deed or Membership Agreement. Resort Closings, Inc. will conduct an account verification, provide title insurance (if requested) and disburse funds according to all terms of this contract. In the event of cancellation, buyer understands that they are responsible for any expense incurred by Resort Closings, Inc. as a result of the buyer actions. The balance of the document preparation fee will be forfeited to the seller. If the seller cancels the purchase or if the seller incorrectly advertises or communicates the description of their timeshare causing the buyer to cancel the transaction then the seller agrees to reimburse Resort Closings, Inc. for any expense incurred on their behalf. If there are any additional terms please include an addendum with both parties signature of acceptance

Resort Closings, Inc is hereby granted the right to extend closing, if needed, to clear title or complete documentation. The undersigned hereby agree to the terms above, and by signing this agreement all verbal agreements not put in writing have been nullified.

Seller		Buyer	
	Date		Date
Seller		Buyer	
	Date		Date

Closing costs exclude banked usage/transfer or membership fees and title insurance.

Return this form to 3701 Trakker Trail, Suite 2J, Bozeman, MT 59718 with a cashier's check payable to Resort Closings, Inc. If you chose the **Expedited Closing** you may make a payment by credit card via www.paypal.com directly to paypal@resortclosings.com. If you pay by personal check your closing will be delayed until your check clears.