

AGREEMENT TO OCCUPY AFTER ACT OF SALE

The undersigned Seller and Purchaser, having heretofore executed a Purchase Agreement relating to the real property known as _____, and Seller desiring to remain in possession of said premises after closing, the parties agree as follows:

1. Upon execution of this agreement by the parties, Purchaser hereby grants permission to Seller to remain in possession of said premises until the date of departure specified below.
2. In consideration of this, Seller agrees:
 - a. To pay all utilities and services from date of sale until date of departure.
 - b. To maintain heating, air-conditioning, sewer, plumbing and electrical systems and any built-in appliances and equipment in normal working order, to keep the roof watertight and maintain the grounds, from date of sale until date of departure.
 - c. To refrain from undertaking any alterations and to maintain and remove from the premises all of Seller's possessions prior to or at the time of vacating.
 - d. To abide by all laws and governmental regulations with respect to use or occupancy of the premises.
 - e. Seller agrees to pay \$_____ per day from date of occupancy through date of departure. This amount is to be paid in full to Purchasers on _____. Seller to vacate the premises on or before _____.
 - f. Seller agrees to maintain renters insurance on the premises from date of sale until departure or to indemnify Purchaser from any losses arising out of Sellers possession hereunder.
3. In consideration of this, Purchaser agrees to maintain homeowners insurance on the premises during the time of Seller's possession.
4. This agreement is intended only to give the Seller the right of possession and is not intended to establish a landlord/tenant relationship.

SELLER AND PURCHASER HEREBY DECLARE THAT THEY HAVE READ AND AGREE ON THE TERMS OF THIS AGREEMENT.

Effective Date: _____

