

# Earnest Money Contract

On \_\_\_\_\_ Karen Sattler received \$ \_\_\_\_\_ in Earnest Money (Personal Check/Cashier's Check/Money Order) from:

**John Doe, 123 Main St, Austin, TX 78701**

toward the purchase of approximately \_\_\_\_\_ acres, described as

**Unit\_\_\_\_, Block\_\_\_\_, Lot\_\_\_\_, -- San Luis Valley Ranches,  
Costilla County, Colorado.**

Purchase Price is \$\_\_\_\_\_.

**Cash Option: \$\_\_\_\_\_.**

**Owner Financed Option: \$\_\_\_\_\_ (Downpayment, monthly amount, term)**

Earnest money is fully refundable for 30 days (from EM Contract date)  
Buyer shall have the option of paying the balance in full at any time without penalty.

Within 30 days after payment is made in full, we will deliver a notarized Warranty Deed.  
If seller financing is used, a Land Purchase Agreement/Installment Contract will be signed, notarized and recorded in Costilla County and the Warranty Deed will be delivered, after the balance is paid.

Date\_\_\_\_\_

\_\_\_\_\_  
Karen Sattler, Seller

Seller: Karen Sattler  
PO Box 696, Boulder, CO 80306  
Cell-719-480-6316  
www.colomtland.com