

Transfers and Conveyances:

The Contract:

- *The foundation of a transfer of Real Property is the Contract. Although the Deed is the modern day physical representation of the property, it is the Contract which most often provides the legal authority and basis for the transfer.*
- *Today, Contracts for the sale of Real Property are most often modified forms, provided by a Realtor, or one of the party's attorneys, which take effect after contingencies and attorney approval requirements have been satisfied.*
- *Because of the Statute of Frauds, all such agreements for the sale of Real Property must be in writing and signed by the Party to be charged (See Section 5-701 (10) of the NY General Obligations Law.*
- *Due to a need to enforce Specific Performance – Both Parties sign a Contract to purchase Real Estate*

Contracts And Conveyances Of Real Property

M Walker



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