



**EARNEST MONEY PROMISSORY NOTE  
IDAHO**

\$ \_\_\_\_\_

Place: \_\_\_\_\_

Date: \_\_\_\_\_

FOR VALUE RECEIVED, \_\_\_\_\_  
\_\_\_\_\_ ("Buyer") agrees to  
pay to the order of \_\_\_\_\_ ("Holder") the  
sum of \_\_\_\_\_ Dollars (\$  
\_\_\_\_\_) as follows:

- \_\_\_\_\_ days (3 days if not filled in) following mutual acceptance of the Purchase and Sale Agreement (as defined below).
- Upon satisfaction or waiver of the feasibility contingency stated in the Purchase and Sale Agreement.
- Other \_\_\_\_\_\*.

This Note is evidence of the obligation to pay earnest money under the purchase and sale agreement (the "Agreement") between the Buyer \_\_\_\_\_

("Seller") dated \_\_\_\_\_ for the property located at: \_\_\_\_\_  
\_\_\_\_\_. Buyer's failure to  
pay the earnest money strictly as above shall constitute default on the Agreement as well as on this Note.

If Holder retains an attorney for collection of amounts due pursuant to this Note, or if Holder brings suit to collect any amounts due on this Note, Buyer promises to pay a reasonable attorney's fee and costs. This Note shall bear interest at the rate of twelve percent (12%) per annum after default.

BUYER

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name and Title:

\* Do not enter "on closing" as the date this Note becomes due and payable because closing under the Purchase Agreement is not certain to occur. Instead, insert a specific date or an event that is certain to occur.