

# Sample Joint Venture Agreement for Property Investment

This Joint Venture Agreement (â€œAgreementâ€) is made and entered into as of \_\_\_\_\_ (the â€œEffective Dateâ€) by and between:

- **Party A:** \_\_\_\_\_
- **Address:** \_\_\_\_\_
- **Party B:** \_\_\_\_\_
- **Address:** \_\_\_\_\_

## 1. Purpose

The Parties hereby form a joint venture (the â€œJVâ€) for the purpose of investing in, owning, developing, managing, and/or selling real estate property located at: \_\_\_\_\_.

## 2. Capital Contributions

Each Party agrees to contribute the following initial capital into the JV:

- **Party A:** \$ \_\_\_\_\_ (specify cash, property or services)
- **Party B:** \$ \_\_\_\_\_ (specify cash, property or services)

Additional contributions may be required as agreed by both Parties in writing.

## 3. Profit and Loss Distribution

Profits and losses of the JV shall be shared as follows:

- Party A: \_\_\_\_\_ %
- Party B: \_\_\_\_\_ %

## 4. Management

The JV will be managed by \_\_\_\_\_.

Major decisions (including sale or refinancing of the property) require unanimous written consent of both Parties.

## 5. Term and Termination

This Agreement will remain in effect until the sale or other disposition of the property, unless terminated earlier by mutual agreement, or if either Party materially breaches the Agreement.

## 6. Miscellaneous

- This Agreement constitutes the entire agreement and supersedes prior negotiations or understandings, whether written or oral.
- Any amendments must be in writing and signed by both Parties.

- This Agreement shall be governed by the laws of \_\_\_\_\_.

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Party A Signature / Date

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Party B Signature / Date

### **Important Notes:**

- Each party should seek independent legal advice before signing a Joint Venture Agreement.
- Total contributions, profit-sharing, and management roles should be clearly specified.
- Outline dispute resolution mechanisms to address possible disagreements.
- Understand the tax implications of entering into a property investment joint venture.
- This is a sample template and may require customization based on jurisdiction and specific deal terms.