

OFFER TO PURCHASE

Buyer(s) _____

Seller(s) _____

Buyer hereby offers, subject to the terms of this Offer set forth below, to purchase from Seller the following described real property (referred to in this Offer as the "Property"):

The terms of this Offer are as follows:

1. The purchase price offered for the Property is \$ _____, payable as follows: \$ _____ on the execution of the Purchase Agreement and the balance of the Purchase Price on the closing date agreed upon in the Purchase Agreement.
2. The title to be furnished to Buyer shall be marketable title and subject only to the following encumbrances: taxes and assessments that are not delinquent and reservations and easements that are on record as of the date of this Offer.
3. Taxes, assessments, prepaid fire and other casualty insurance, and utility bills for the Property shall be prorated to the closing date.
4. Possession of the Property shall be delivered to Buyer on _____.
5. This Offer shall remain valid and in effect until _____ .m. on _____, _____ or until Buyer notifies Seller in writing that this Offer is withdrawn. This Offer shall be void and of no effect whatsoever if not accepted by Seller by the marking of the acceptance box below and delivering such acceptance to Buyer prior to the earlier of the time stated in this Paragraph or the receipt of the written notice of the withdrawal of this Offer.
6. This Offer and the acceptance of this Offer are intended as an initial step to which a subsequent negotiation and execution of a Purchase Agreement by and between Buyer and Seller is contemplated. This Offer and the acceptance of this Offer are subject to the agreement by Buyer and Seller to all terms of the sale and purchase of the Property and to the execution of the Purchase Agreement. However, Buyer and Seller hereby agree that the terms and conditions of the Purchase Agreement may include terms and conditions that are

in addition to the terms and conditions contained in this Offer, but the terms and conditions of the Purchase Agreement shall not be inconsistent with any of the terms and conditions set forth in this Offer.

7. Other terms of this Offer are as follows: _____

_____.

Buyer(s): _____
signature date

signature date

Acceptance or Rejection of the Offer by Seller

Seller has fully read and understands the foregoing Offer, and hereby:

- accepts this Offer under above the terms and conditions; or
- rejects the Offer and makes no counteroffer; or
- rejects the Offer and makes the counteroffer as stated in a separate document.

Seller(s): _____
signature date

signature date