

Offer to Purchase Real Estate

BE IT KNOWN, the undersigned, _____ (Buyer), offers to purchase from _____ (Owner), real estate known as _____, located in the City/Town of _____, County of _____, State of _____, said property more particularly described as: _____ and containing _____ square feet of land, more or less.

The purchase price offered is _____ Dollars (\$) _____)

Earnest money herewith paid	\$ _____
Further deposit upon signing sales agreement	\$ _____
Balance at closing	\$ _____
Total:	\$ _____

This offer is conditional upon the following terms:

1. This offer is subject to Buyer obtaining a real estate mortgage for no less than _____ Dollars (\$) _____) payable over _____ years with interest not to exceed _____ percent (_____ %) at customary terms with a firm commitment thereto _____ days from date hereof.
2. This offer is further subject to Buyer obtaining a satisfactory home inspection report and termite/pest report within _____ days from date hereof.
3. Owner shall pay _____ (Broker), a commission of _____ Dollars (\$) _____) upon closing.
4. Said property is to be sold free and clear of all encumbrances, by good and marketable title, with full possession to said property available to Buyer at date of closing.
5. Owner shall include in the purchase price and transfer, free and clear of encumbrances, all fixtures on the property on the date of this offer. The terms of this offer, detailed in the standard purchase and sales agreement to be executed, will determine what items are included/excluded as fixtures.
6. The parties agree to execute a standard purchase and sales agreement according to the terms of this agreement within _____ days of acceptance of this offer.
7. The closing shall occur on or before _____, 20____, _____, at the public recording office, unless such other time and place shall be agreed upon.
8. Other terms: _____.
9. This offer shall remain open until _____ o'clock _____ .m., _____, 20____ and if not accepted by said time, this offer shall be deemed rescinded and all deposits shall be refunded.

Signed this _____ day of _____, 20____.

Broker _____

Buyer _____ Date _____

Buyer _____ Date _____

Owner _____ Date _____

Owner _____ Date _____