

Offer to Purchase Real Estate

BE IT KNOWN, the undersigned, _____ (Buyer), offers to purchase from _____ (Owner), real estate known as _____ 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 \$ _____

| | |
|--|----------|
| 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 \$ _____ payable over _____ years with interest not to exceed _____% 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 \$ _____ (_____)% 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: _____

