

# 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_