

Standard Offer to Purchase

IF YOU DO NOT UNDERSTAND THIS DOCUMENT, CONSULT YOUR ATTORNEY.

FIRM NAME: _____

OFFER TO PURCHASE

TO: _____ (SELLER)

DATE: _____

_____ (BUYER) offer to purchase the property located at: _____

Massachusetts containing _____ +/- SF of land and all buildings thereon.

1. Purchase Price _____ \$ _____

2. Purchase Price _____ subject to the terms of this offer and duly accounted for at time of closing _____ \$ _____

3. Additional deposit due upon execution of Purchase and Sale Agreement _____ \$ _____

4. Balance of purchase price due at closing _____ \$ _____

5. Sale is subject to BUYER obtaining a commitment for a (check one) _____ Conventional, _____ VA, _____ VHA, _____ Other mortgage in the amount of \$ _____ no later than _____ BUYER shall apply for financing within _____ of acceptance of this offer.

6. The following items shall be included as part of the sale: _____
The following items shall be excluded from the sale: _____

7. Special conditions: _____

8. SELLER shall deliver possession of the property and give a good record and marketable title by deed at closing, which shall be on or before _____

9. Within _____ days after acceptance of this offer, SELLER and BUYER shall execute a Purchase and Sale Agreement, not as a formality but as a complete expression of the parties' intention which, when executed, shall become the agreement between the parties.

10. SELLER is to pay a commission to _____ (LISTING BROKER), as agreed, who in turn will make distribution to: _____ (SELLING BROKER) as provided in the Greater Worcester Multiple Listing Service, Inc.'s MLS Listing Data Form.

11. SELLER agrees to comply with Massachusetts General Laws, Chapter 148, Section 26F, by having smoke

detectors installed and presenting a Certificate of Compliance at the closing.

12. BUYER shall have a period of ten (10) days from acceptance of this offer to have the property inspected at Buyer's expense for the presence of lead paint. BUYER may also, at Buyer's expense, on or before the dates specified herein, have the property inspected for (check if applicable)

_____ (BUYER) _____ (SELLER)

_____ (BUYER) _____ (SELLER)

(BROKER)

(BROKER)

_____ (DATE)

_____ (DATE)