

OFFER TO PURCHASE REAL ESTATE FORM WITH INSTRUCTIONS TO USE AS A COUNTER-OFFER FORM

This form is used to make an offer to purchase real estate. The form is completed by a potential Buyer then presented to the Seller, outlining the basic terms under which the potential Buyer would purchase the property.

If the proposed terms offered by the Buyer are acceptable to the Seller, the Seller signs the Offer Form to begin the sales transaction.

If the terms offered are NOT acceptable to the Seller, the Seller can either make and initial changes to the form then return it unsigned to the Buyer to initial, or the Seller can prepare a brand new form as a Counter-Offer and present that new version to the Buyer.

Only when the Buyer and Seller both agree to the terms on the Offer Form should the document contain signatures from both parties.

INSTRUCTIONS FOR COMPLETING THIS DOCUMENT:

Enter the information on each of the lines below as titled. If using this form as a fillable PDF, hover your cursor over any field to make an instruction tip appear. When finished, discard this instruction page; it is not part of the final document.

HAVE AN ACCEPTED OFFER?

Once an Offer to Purchase Real Estate is made and accepted, complete your transaction with a professionally-prepared Real Estate Document Package! Includes all the required contracts, deeds, disclosures and documents with step-by-step filing instructions, all ready-for-signature at an affordable price. Visit **RealtyPact.com** or call toll-free **1-800-624-8175** to get started!

Download a fillable, savable PDF version of this form: RealtyPact.com/OfferForm

Access even more SELLER TOOLS for FREE: RealtyPact.com/Tools

OFFER TO PURCHASE REAL ESTATE

Address of Property: _____

Brief Description: _____

Name of Seller(s): _____

Phone: _____ Email: _____

Name of Potential Buyer(s): _____

Address: _____

Phone: _____ Email: _____

The Potential Buyer(s) offer to purchase from the Seller(s) the real estate Property identified above. The Potential Buyer(s) propose the following terms:

Offered Purchase Price: \$ _____

Down Payment / Earnest Money Deposit: \$ _____

Balance Due at Closing: \$ _____

Proposed Closing Date: _____

Personal Property Items / Fixtures to be included in the sale of this Property:

Which party is to pay for a Property Inspection? Buyer Seller No Inspection

Which party is pay for a Roof Inspection? Buyer Seller No Inspection

Which party is to pay for a Termite Inspection? Buyer Seller No Inspection

Additional Terms to be included in the sale / purchase of this Property:

The parties agree that this document is an Offer to Purchase. If this Offer to Purchase is acceptable to the Seller(s), the Seller(s) shall sign and return a copy of this form, thereby acknowledging acceptance of the terms set forth in this Offer. The Seller(s) shall then present to the Potential Buyer(s) a Real Estate Purchase Agreement and other sale documents within seven (7) days after the date of acceptance of this Offer reflecting the terms set forth in this Offer. The Real Estate Purchase Agreement shall be signed by the Potential Buyer(s) within five (5) days after receipt of said Agreement, unless such Real Estate Purchase Agreement provides for a different time frame.

EXPIRATION: Sellers shall have until 9:00 P.M. on _____ to accept this offer, unless it is sooner withdrawn. Acceptance shall not be effective until a copy of this document is signed by the Sellers and received by the Potential Buyer(s). If this offer is not accepted by the date set forth above, it shall lapse and be of no further effect, and the Down Payment / Earnest Money paid or tendered to the Seller (if any) shall be refunded to Potential Buyer(s).

This offer is subject to Potential Buyer(s) obtaining a real estate loan or other financing for the balance of the purchase price indicated above. Should the Potential Buyer(s) fail to obtain such loan or financing within thirty (30) days of the date that the parties enter into a Real Estate Purchase Agreement (or some other period of time as set forth in such Real Estate Purchase Agreement), then the transaction shall be terminated and the Down Payment / Earnest Money paid or tendered to the Seller (if any) shall be refunded to the Potential Buyer(s). There will be no real estate broker used with this transaction. The Seller(s) agree that the subject Property is to be sold free and clear of all encumbrances, by good and marketable title, with full possession of said property available to Potential Buyer(s) upon closing of the transaction.

This Offer is Submitted by:

Buyer's Signature

Print Name:

Date:

Buyer's Signature

Print Name:

Date:

This Offer is Accepted by:

Seller's Signature

Print Name:

Date:

Seller's Signature

Print Name:

Date: