Lipton Realty

1849 Route 6 Carmel N.Y 10512

(845)-225-8341 Fax (845)-877-7029

OFFER TO PURCHASE DATE: _____ TIME- _____

The purpose of this document is to ensure this offer is presented with the proper price and conditions. Please use the legal form of your name (Thomas not Tom) data sheets will be drawn from this form please print where applicable.

PURCHASER: _____

PHONE # H- _____ W. _____ F: _____

ADDRESS: _____

SELLER: _____

ADDRESS: _____

PHONE # H- _____ W. _____ F: _____

$_____ Purchase Price $_____ Mortgage

$_____ Down Payment $_____ Money down on signing of contract.

Subject to purchaser receiving mortgage commitment within _____ days of signed contract.

☐ Accepted offer subject home inspection (inspection to be done within _____ days of accepted offer.)

Purchaser acknowledges that Lipton Realty and its sales agents strongly recommend the following.

1. That before the home inspection the purchaser verifies the ☐ Property size, ☐ Co(s) ☐ Taxes, ☐ Square feet, ☐ Age
2. The use of a Home inspection Company to review such items as Structure, septic , Water , Pests, Asbestos , Lead, Radon, Well , Roof, Rot, etc.
3. Purchaser reviews Property Disclosure Statement

4 Lead form (for homes built prior to 1978) Buyer has been given form & booklet ☐

Purchaser acknowledges that **Lipton Realty** and its sales agents do not make specific recommendations of Any companies. We will provide lists of Home Inspectors, Banks lawyers, etc.. at your request , as a customer service

The contract will be subject to _____

_____

Items to be included with sale _____

_____

Acknowledgement of parties to the Contract on Disclosure Form signed by

☐ Purchaser ☐ Seller

The Purchaser will sign an acceptable contract within 7 days of receipt of the contract.

The occupancy date will be on or about _____

Attorney Representing Seller	Attorney Representing Purchaser
_____	_____
_____	_____
Phone _____	Phone _____
Fax _____	Fax _____

The sellers(s) and Purchaser agree that Lipton Realty & _____ is the Broker who brought this sale, and the seller agrees to pay ___ % of the purchase price as commission

PURCHASER: _____

PURCHASER _____

Seller _____

Seller _____

Broker - Agent: _____ Other Agent _____

**** This is a Non binding instrument ****