



**BROKER LICENSE #37MO0764882**

**WWW.WINMORRISONREALTY.COM**

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232 Main Street  
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2 Old Forge Road  
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Fax 845-679-0491

5 Tinker Street  
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845-679-9444  
Fax 845-679-2006

76 Main Street  
Phoenicia, NY 12464  
845-657-4240  
Fax 845-688-5217

**OFFER TO PURCHASE**

**DATE:** \_\_\_\_\_

*This is a legally binding document. If not understood, please consult an attorney.*

**PURCHASER:** \_\_\_\_\_

**SELLER:** \_\_\_\_\_

**PURCHASER:** \_\_\_\_\_

**SELLER:** \_\_\_\_\_

Home Address: \_\_\_\_\_

Property Address: \_\_\_\_\_

**MLS#:** \_\_\_\_\_ **SBL:** \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ **Liber:** \_\_\_\_\_ **Page:** \_\_\_\_\_

\$ \_\_\_\_\_ NET PURCHASE PRICE [Plus Sellers Concession of \_\_\_\_\_ % Total \_\_\_\_\_]

OPTIONAL DEPOSIT: A deposit may make your offer appear stronger. If you wish to place a deposit, within 3 days, to be held in your attorney's escrow, specify the amount \_\_\_\_\_.

\$ \_\_\_\_\_ Additional deposit on signing of formal contract on or about \_\_\_\_\_

\$ \_\_\_\_\_ Maximum mortgage to be secured at the prevailing rate for \_\_\_\_\_ years.

\$ \_\_\_\_\_ Balance due from buyer at closing of title on or about \_\_\_\_\_

**SUBJECT TO THE FOLLOWING TERMS & CONDITIONS ON ACCEPTANCE OF THIS OFFER:**

1. Seller shall provide clear and marketable title.
2. Purchaser shall make any and all inspections deemed necessary within fourteen (14) days of acceptance of this binder. All inspections to be paid by the purchaser.
3. Subject to attorney approval or rescission within 3 business days.
4. Subject to buyer obtaining a mortgage approval. Application to be submitted within 10 business days of acceptance
5. \_\_\_\_\_

**NON-REAL ESTATE ITEMS INCLUDED IN THIS SALE:**

The seller of said property recognizing Win Morrison Realty and \_\_\_\_\_, Licensed N.Y.S. Real Estate Brokers as the brokers negotiating this agreement.

**TERMS ACCEPTED:**

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Attorney for Purchaser

\_\_\_\_\_  
Attorney for Seller

\_\_\_\_\_  
Telephone# Fax#

\_\_\_\_\_  
Telephone# Fax#

\_\_\_\_\_  
Purchaser's Agent

\_\_\_\_\_  
Seller's Agent

\_\_\_\_\_  
Agent NYS License #

\_\_\_\_\_  
Agent NYS License #