

**OFFER TO PURCHASE**

Date \_\_\_\_\_

Prospective Purchaser/s: \_\_\_\_\_

Purchaser Address: \_\_\_\_\_

Purchaser Email: \_\_\_\_\_

Offers to purchase the premises located at \_\_\_\_\_

Under the following terms and conditions:

Purchase Price is \$ \_\_\_\_\_ payable as follows:

\$ \_\_\_\_\_ on signing of the contract to be held in escrow by Sellers Attorney

\$ \_\_\_\_\_ subject to (obtaining)(existing) first mortgage covering said premises, bearing,  
interest at the prevailing rate of \_\_\_\_\_ N/A

\$ \_\_\_\_\_, the balance, in cash or certified check at closing of title

Contract signing to be on or about \_\_\_\_\_ Closing of title to be on or about \_\_\_\_\_

The Sellers and Purchasers agree to the terms and conditions set forth herein and that CENTURY 21 BLOCK & LOT REAL ESTATE is the broker who brought about this transaction. It is further understood that these terms and conditions will be incorporated into a contract of sale to be prepared by attorneys for the respective parties. Unless stated otherwise, brokerage commission is to be paid by the Sellers. The parties further agree this document does not constitute a contract or memorandum thereof.

Notes: \_\_\_\_\_  
\_\_\_\_\_

**LEAD PAINT WARNING**

Every purchaser of any interest in the residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**PROPERTY DISCLOSURE STATEMENT**

Every purchaser of residential real estate property is entitled by law to receive from the seller a signed Property Condition Disclosure Statement prior to the signing of a binding contract of sale. You are encouraged to contact your attorney to be better apprised of your rights and obligations under real Property Law 462(2).

**SIGNED:** This \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_,

By: \_\_\_\_\_ By: \_\_\_\_\_  
**Prospective Purchaser Prospective Purchaser**

**APPROVED:**  
By: \_\_\_\_\_ By: \_\_\_\_\_  
**Seller Seller**

\_\_\_\_\_  
**PURCHASER'S ATTORNEY**

\_\_\_\_\_  
**SELLER'S ATTORNEY**

\_\_\_\_\_  
**ATTORNEY ADDRESS / TELEPHONE**

\_\_\_\_\_  
**ATTORNEY ADDRESS / TELEPHONE**