

OFFER SUMMARY

1 This is not an offer or a contract. This is a partial summary of an offer provided as a convenience. The final contract terms may differ from the terms
 2 listed below. Refer to the completed contract, addenda, and counteroffers, if any, for the complete contract terms.

3 Buyer's Agent(s)* _____ Seller's Agent(s)* _____

4 **1. PARTIES/PRICE/PROPERTY DESCRIPTION:**

5 Buyers: _____ Sellers: _____

6 Property Address or Tax ID #: _____
 7 _____

8 Price: \$ _____ Earnest Money: \$ _____ Balance of Down Payment: \$ _____

9 **2.1 FIXTURES/CONTROLS/KEYS:** (Fixtures excluded) _____
 10 _____

11 **2.2 PERSONAL PROPERTY:** (Personal property included) _____
 12 _____

13 **3. BALANCE OF PURCHASE PRICE:** (Buyer representations regarding funds)

14 A. All cash: Cash verification attached; or Cash verification will be provided; or Other: _____

15 B. Balance of Purchase Price will be financed through: Conventional; or Other: _____

16 Letter of Interest letter of interest attached; or Buyer does not have letter of interest; or Other: _____

17 C. Exchange: Will a portion of the purchase price be funded by proceeds of IRC § 1031 like-kind exchange? Yes No Unknown

18 **4.1 FINANCING CONTINGENCIES:** Buyer and the Property will qualify for the Loan from Lender; Lender's appraisal will not be less than the Purchase
 19 Price; Other (describe): _____ None.

20 **5. SELLER-CARRIED FINANCING:** Use OREF forms Use forms provided by Escrow Secure legal counsel to negotiate and draft forms

21 **6. ADDITIONAL FINANCING PROVISIONS:** _____

22 **9. TITLE INSURANCE:** Title Report and Documents Review Period ____ Days; Seller Removal/Correction Time Period ____ Days

23 **10. PROPERTY INSPECTIONS:** (Inspection and Due Diligence Period): ____ Days; Invasive Inspections: _____

24 Licensed Professional Inspections; Alternative Inspection Procedures;

25 Buyer's Waiver of Inspection Contingency; Other Inspection Addendum: _____

26 **11.1 BUSINESS DOCUMENTS:** Delivered ____ Days; from OREF C-518 – Investment Property Addendum; in Seller's possession or control

27 **11.2 EXISTING LEASES:** is is not subject to one or more leasehold interests, Seller will Deliver to Buyer within ____ Days.

28 **11.4 OTHER DUE DILIGENCE:** _____

29 **23. ADDITIONAL PROVISIONS AND CONDITIONS TO PURCHASE:** _____
 30 _____

31 **24. ESCROW:** (Company) _____

32 **25. PRORATIONS:** the Closing Date; the date Buyer is entitled to possession.

33 **26.2. NON-REFUNDABLE DEPOSITS:** Deposit Additional Deposit will become non-refundable upon

34 Satisfaction of the Financing Contingencies;

35 Satisfaction of the Inspection and Due Diligence;

36 Other: _____

37 **28.1 CLOSING:** ____ Days after the end of the Inspection/Due Diligence Period; ____ Days after the end of the Financing Contingency Period

38 _____ (the "Closing Deadline") Buyer may may not extend the Closing Deadline ____ time for a period of

39 ____ Days upon delivering to Seller: _____

40 **30. POSSESSION:**

41 Tenants: Yes No Seller will remove all tenants Buyer will accept all tenants Other: _____

42 Buyer possession: by 5:00 p.m. on the date of Closing; by ____ a.m. p.m. ____ days after Closing; or

43 by ____ a.m. p.m. on _____.

44 **39. OFFER TO PURCHASE** (offer expires): _____ at ____ a.m. p.m.

45 **ADDITIONAL NOTES:** _____
 46 _____
 47 _____
 48 _____
 49 _____
 50 _____