

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 1* _____ Buyer's Agent 2* _____
4 Seller's Agent 1* _____ Seller's Agent 2* _____

5 1. PARTIES/PROPERTY DESCRIPTION/PRICE:

6 Property Address: _____

7 Tax ID #: _____ Other Identifying Information: _____

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

9 2. FIXTURES/CONTROLS/KEYS/PERSONAL PROPERTY: (Fixtures excluded) _____

10 _____ For additional fixtures/controls/keys, see Addendum _____

11 (Personal property included) _____

12 _____ For additional personal property, see Addendum _____

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

14 _____

15 **3.1. All-cash.** Cash verification attached; or Cash verification will be provided; or Other: _____

16 **3.2. Financed.** Conventional; or Other: _____

17 **Letter of Interest** Letter of interest attached; or Buyer does not have letter of interest; or Buyer will provide a copy as follows:
18 _____

19 **3.3. 1031 Exchange:** Will a portion of the purchase price be funded by proceeds of IRC § 1031 like-kind exchange? Yes No Unknown

20 **4. FINANCING CONTINGENCIES:** Buyer and the Property will qualify for the Loan from Lender; Lender's appraisal will not be less than the

21 Purchase Price; Other (describe): _____ None.

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

23 6. ADDITIONAL FINANCING PROVISIONS: _____

24 _____ For additional financing provisions see Addendum _____

25 9. INSPECTION AND DUE DILIGENCE PERIOD: _____ Days

26 **10. TITLE INSURANCE:** Title Report and Documents Review Period _____ Days; Seller Removal/Correction Time Period _____ Days

27 **11. PROPERTY INSPECTIONS:** Licensed Professional Inspections; Alternative Inspection Procedures; Buyer's Waiver of Inspection

28 Contingency; Other Inspection Addendum: _____

29 Invasive Inspections: _____

30 **12. BUSINESS DOCUMENTS:** Delivered _____ Days; from OREF C-518 – Investment Property Addendum; in Seller's possession or control

31 **12.1 Existing Leases.** is is not subject to one or more leasehold interests, Seller will Deliver to Buyer within _____ Days.

32 13. OTHER DUE DILLIGENCE: _____

33 _____ For other due diligence see Addendum _____

34 26. ADDITIONAL PROVISIONS AND CONDITIONS TO PURCHASE: _____

35 _____

36 _____ For additional provisions and conditions to purchase see Addendum _____

37 27. ESCROW: (Company) _____

38 **28. PRORATIONS:** the Closing Date; the date Buyer is entitled to possession.

39 **29.1. Non-Refundable Deposits:** Deposit Additional Deposit will become non-refundable upon: Satisfaction of the Financing

40 Contingencies; Satisfaction of the Inspection and Due Diligence; Other: _____

41 **31. CLOSING:** _____ Days after the end of the Inspection/Due Diligence Period; _____ Days after the end of the Financing Contingency Period

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

43 Days upon delivering to Seller: _____

44 **33. POSSESSION:** Tenants: Yes No;

45 If Yes, Seller will remove all tenants; Buyer will accept all tenants; or Other: _____

46 If No, Buyer will have possession: by 5:00 p.m. on the date of Closing; by _____ a.m. p.m. _____ Days after Closing; or by _____

47 a.m. p.m. on _____.

48 **45. OFFER TO PURCHASE:** (offer expires) _____ at _____ a.m. p.m.

LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE AND DATE **OREF C-555 | Released 01/2024 | Page 1 of 1**

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