

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:** Buyer(s): _____

6 Seller(s): _____

7 Property Address: _____

8 Tax ID #: _____ Other Identifying Information: _____

9 Purchase Price: \$ _____; Earnest Money: \$ _____; Balance of Down Payment: \$ _____

10 **2. FIXTURES/CONTROLS/KEYS:** (Fixtures excluded): _____

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

12 **3. PERSONAL PROPERTY:** (Personal property included) _____

13 _____ For additional personal property, see Addendum _____

14 **4. BUYER REPRESENTATION OF FUNDS:** (i) all Funds are Liquid; (ii) not all Funds are Liquid; or (iii) contingent upon obtaining Liquid
15 Funds

16 **5.** **ALL-CASH:** (a) Verification attached; (b) Verification will be provided; or (c) Other: _____

17 **6.** **FINANCED:** (a) Conventional; (b) FHA; (c) Federal VA; or (d) Other: _____

18 **Pre-Approval Letter:** (i) is attached; (ii) will be provided; or (iii) Other: _____

19 **6.1. Financing Contingencies:** (d) Other: _____

20 **7.** **SELLER-CARRIED FINANCING:** (a) OREF 033 – Seller-Carried Transaction Addendum; or (b) Secure a mortgage loan originator
21 (“MLO”) or legal counsel

22 **8. SELLER CONTRIBUTIONS:** Is Buyer requesting Seller contributions toward Buyer's expenses in this transaction? Yes No

23 **9. ADDITIONAL FINANCING PROVISIONS:** _____

24 _____ For additional financing provisions, see Addendum _____

25 **12. TITLE INSURANCE:** (Preliminary Title Report Review) ____ / ____ Business Days

26 **13. PROPERTY INSPECTIONS:** (Inspection Period) ____ Business Days.

27 (a) Licensed Professional Inspections; (b) Alternative Inspection Procedures; (c) Buyer's Waiver of Inspection Contingency; (d) Buyer's
28 Waiver of Inspections and Inspection Contingency; or (e) Other Inspection Addendum: _____

29 Invasive Inspections: _____

30 **24. SMOKE/CARBON MONOXIDE DETECTORS:** (Installed within) ____ Business Days

31 **28. HOME WARRANTIES:** Yes No; Plan: _____ Cost \$ _____

32 The warranty will be ordered and paid for by: Buyer Seller

33 **29. ADDITIONAL PROVISIONS:** _____

34 _____

35 _____ For additional provisions, see Addendum _____

36 **30. ESCROW:** (Company) _____

37 **31. EARNEST MONEY DEPOSIT(S):** (Earnest Money due within) ____ Business Days after the Effective Date. (a) Directly with Escrow;

38 (b) Directly into Buyer's Agent's Firm's client trust account and remain there until disbursement at Closing; (c) Directly into Buyer's Agent's

39 Firm's client trust account, followed by deposit with Escrow/Title Company before Closing; and/or (d) As follows: _____

40 **33. CLOSING:** (Closing Deadline) _____

41 **35. POSSESSION:** Tenants: Yes No; **If Yes,** (a) Seller will remove all tenants; or (b) Buyer will accept all tenants

42 **If No,** Buyer possession: (a) by 5:00 p.m. on the date of Closing; (b) by _____ a.m. p.m. ____ calendar days after Closing; or

43 (c) by _____ a.m. p.m. on _____

44 **37. PRORATIONS:** Rents, current year's taxes, etc., will be prorated as of the Closing Date; the date Buyer is entitled to possession.

45 **50. OFFER TO PURCHASE:** Offer expires _____ at _____ a.m. p.m.

46 **ADDITIONAL NOTES:** _____

47 _____