

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, AND PRICE:

6 Property Address: _____

7 Tax ID #: _____ Other Identifying Information: _____

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

9 2. FIXTURES AND PERSONAL PROPERTY: (Fixtures excluded) _____

10 _____ (for additional fixtures or trade fixtures, see Addendum _____)

11 (Personal property included) _____

12 _____ (for additional personal property, see Addendum _____)

13 **4.1. All-cash.** (a) Verification attached; (b) Verification will be provided within _____ Days; or (c) Other: _____

14 **4.2. Financed.** (a) Conventional; or (b) Other: _____

15 **Letter of Interest** (i) Letter of Interest is attached; (ii) Buyer will secure Letter of Interest and provide Seller a copy within _____ Days; or
16 (iii) Buyer will not provide a Letter of Interest.

17 **4.3. Seller-Carried Financing.** (a) use OREF form (b) use forms provided by Escrow; or (c) secure legal counsel to negotiate and
18 draft forms

19 **4.4. 1031 Exchange:** Will a portion of the Purchase Price be funded by proceeds of IRC § 1031 like-kind exchange? Yes No Unknown

20 **5. FINANCING CONTINGENCIES:** (a) Buyer and the Property will qualify for the Loan from Lender; (b) Lender's appraisal will not be less
21 than the Purchase Price; and/or (c) Other: _____ (d) None.

22 6. ADDITIONAL FINANCING PROVISIONS: _____

23 _____ (for additional financing provisions, see Addendum _____)

24 7. DUE DILIGENCE PERIOD: _____ Days**25 9. TITLE INSURANCE:** Title Report and Documents Review Period _____ Days; Seller Removal/Correction Time Period _____ Days

26 **10. PROPERTY INSPECTIONS:** (a) Licensed Professional Inspections; (b) Alternative Inspection Procedures; (c) Other Inspection
27 Addendum: _____ (d) Buyer's Waiver of Inspections Portion of Due Diligence Contingency

28 Invasive Inspections: _____

29 **11. BUSINESS DOCUMENTS:** Delivered within _____ Days; (a) from OREF C-518 – Investment Property Addendum; (b) in Seller's possession
30 or control

31 **11.1 Existing Leases.** Property is is not subject to one or more leases. Seller will Deliver to Buyer within _____ Days.

32 12. OTHER DUE DILIGENCE: _____

33 _____ (for other due diligence, see Addendum _____)

34 26. ADDITIONAL PROVISIONS: _____

35 _____

36 _____ (for additional provisions, see Addendum _____)

37 27. ESCROW: (Company) _____

38 **28.1 Generally.** Rents, current year's taxes, etc., will be prorated as of the Closing Date; the date Buyer is entitled to possession.

39 **29.2. Non-Refundable Deposits.** Are one or more of the Deposits non-refundable? Yes No

40 (a) Identification of Non-refundable Deposits. Deposit Additional Deposit will become non-refundable upon: (i) Satisfaction of the
41 Financing Contingencies; (ii) Satisfaction of the Inspection and Due Diligence; and/or (iii) Other: _____

42 **30.1. Closing Deadline.** (a) _____ Days after the end of the Due Diligence Period; (b) _____ Days after the end of the Financing Contingency
43 Period; or (c) _____ (the "Closing Deadline"). Buyer may may not extend the Closing Deadline _____ time for a
44 period of _____ Days upon Buyer's Delivery of the following documents to Seller: _____

45 **31. POSSESSION:** Tenants: Yes No. **If Yes,** (a) Seller will remove all tenants; (b) Buyer will accept all tenants; or (c) Other:
46 _____ **If No,** Buyer will have possession: (a) by 5:00 p.m. on the date of Closing;

47 (b) by _____ a.m. p.m. _____ Days after Closing; or (c) by _____ a.m. p.m. on _____.

48 **39. OFFER TO PURCHASE:** Offer expires on _____ at _____ a.m. p.m.