

OFFER TO PURCHASE REAL ESTATE FORM B

Date: _____

The BUYER offers to _____ (SELLER) to buy the property with buildings and improvements thereon, located at _____, in _____, MA.

- 1. The BUYER offers to pay \$ _____ for the property as follows:
a. \$ _____ is paid as a deposit to bind this agreement.
b. \$ _____ is to be paid as an additional deposit on or before _____, _____ if this agreement is accepted.
c. \$ _____ is the balance to be paid on the closing date of on or before _____.
2. This agreement is subject to the following conditions:
a. The BUYER's ability to obtain a (conventional, FHA, VA, MHFA, etc.) _____ mortgage in the amount of \$ _____ by _____, _____ at prevailing rates and terms.
b. Inspection(s) of the property satisfactory to the BUYER at the BUYER's expense by _____.
3. TERMITE INSPECTION: The BUYER shall have the right to obtain, at BUYER'S expense, a termite certificate from a licensed exterminator...
4. LEAD PAINT: For residential property constructed prior to 1978, the SELLER shall provide to the BUYER(s) the CHILDHOOD LEAD POISONING PREVENTION PROGRAM (CLPPP) PROPERTY TRANSFER LEAD PAINT NOTIFICATION package...
5. SUBSURFACE SEWAGE DISPOSAL SYSTEM INSPECTION CONTINGENCY: Check here, [] if applicable, and attach Addendum A...
6. OTHER PROVISIONS. _____

If checked [], also see Addendum B attached hereto which shall become part of this agreement.

- 7. The offer set forth in this agreement is good through _____ on _____, _____ at or before which time this agreement shall be signed by the SELLER...
8. IF THE PARTIES ARE UNABLE TO AGREE ON THE PURCHASE AND SALE AGREEMENT, THEN THIS AGREEMENT SHALL BECOME THE BINDING AGREEMENT BETWEEN THE PARTIES, ENFORCEABLE IN ACCORDANCE WITH ITS TERMS...

NOTICE: This is a legal document that creates binding obligations. If you do not understand it, consult an attorney before signing.

BUYER _____ BUYER _____
The offer is hereby [] Accepted [] Rejected at _____ on _____

SELLER _____ SELLER _____

FOR INFORMATIONAL PURPOSES ONLY, the following Real Estate Broker(s) is/are assisting with this transaction:

Broker: _____ Second Broker (if any): _____

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**ADDENDUM B
(Other Provisions)**

The following terms and conditions are part of and amend the attached Agreement dated: _____

SELLERS(s): _____

BUYER(s): _____

PROPERTY ADDRESS: _____, MA

Multiple horizontal lines for text entry, overlaid with a large diagonal watermark reading "SAMPLE".