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The Columbus REALTORS®/CBA purchase Contract shall be printed in 11 point Arial font, and all deviations in the standard form must be printed in **12 point or larger courier font in bold**. Use of **courier font in bold** denotes deviation from the standard Columbus REALTORS®/CBA purchase Contract. All deletions from the standard form are to be noted by "strike-out".

**REAL ESTATE  
PURCHASE CONTRACT**



*It is recommended that all parties be represented by a REALTOR® and an Attorney*

**Date:** \_\_\_\_\_

Upon the following terms, the undersigned Buyer agrees to buy and the undersigned Seller agrees to sell, through the Broker referred to below, the premises, described as being located in the State of Ohio, County of \_\_\_\_\_, Tax parcel no(s). \_\_\_\_\_ and further described as:

**1. Purchase price** shall be \$ \_\_\_\_\_ in USD.

**1.1 Additional Terms and Conditions**

**1.2 Buyer Broker Compensation**

The parties acknowledge that the following broker was involved in the transaction on behalf of the Buyer and that no other broker(s) were involved on behalf of the Buyer: \_\_\_\_\_ ("Buyer Broker"). The Seller agrees to pay Buyer Broker compensation in the amount of \_\_\_\_\_ to be paid or credited by Seller at closing, to cover, in full or in part, the costs of Buyer's obligation to compensate Buyer Broker. Each party acknowledges and agrees that Buyer Broker is an express third party beneficiary of this Agreement, entitled to enforce the terms of this Section as if it were an original party to the Agreement. This section not applicable if left blank.

**2. Attorney Approval Clause**

The Buyer or Seller may terminate this Contract if the party's attorney disapproves this Contract, by providing written notice of said disapproval, along with changes proposed by that party's attorney to remedy the disapproval, within \_\_\_\_\_ calendar days after acceptance hereof (this provision is not applicable if number of days is not inserted). If the other party accepts the proposed changes in writing within 3 calendar days after delivery thereof, this Contract shall continue in full force and effect, as amended by the changes. The party requesting the changes may waive the request in writing prior to the expiration of the 3 calendar day period. If the Contract is terminated, the earnest money deposit shall be returned to the Buyer pursuant to paragraph 12.

55 **3. Cash Transaction/Financing:** (Buyer shall select and initial one of the following)

56  
57 **Cash Transaction** \_\_\_\_/\_\_\_\_ (Initial here) Cash. Buyer will pay the purchase price in cash at closing and  
58 agrees this Contract is not contingent on financing.

59  
60 **3.1** \_\_\_\_/\_\_\_\_ Buyer will pay the purchase price in cash at closing. Paragraph 3.2 does not apply to this  
61 Contract. Buyer shall deliver to the Seller or Seller's Broker, within \_\_\_\_ calendar days (if left blank, number  
62 of calendar days shall be 5) after the date of acceptance of this Contract, one of the following: a letter from  
63 a financial institution, current bank statement, or other evidence reasonably satisfactory to Seller, that there  
64 are readily available liquid funds to complete this transaction. If the Buyer does not deliver such evidence  
65 within the stated time period, Seller may terminate this Contract pursuant to paragraph 3.3.

66  
67 **3.2** \_\_\_\_/\_\_\_\_ This Contract is contingent upon Buyer obtaining financing for the purchase of the property,  
68 subject to provisions set forth in this paragraph 3.2.

69  
70 **3.2(a) Lender Pre-Qualification**

71 Buyer \_\_\_\_/\_\_\_\_ (insert initials here) has delivered **OR** \_\_\_\_/\_\_\_\_ (insert initials here) shall deliver  
72 within \_\_\_\_ calendar days (if left blank, the number shall be 2) after date of acceptance, to Seller or  
73 Seller's Broker, a lender's pre-qualification letter stating that the Buyer's credit report has been reviewed,  
74 and that Buyer is prequalified to obtain a loan sufficient to finance the purchase of the property. If the  
75 Buyer does not deliver the pre-qualification letter within the stated time period, Seller may terminate this  
76 Contract pursuant to paragraph 3.3.

77  
78 **3.2(b) Loan Application**

79 **(i)** Within \_\_\_\_ calendar days, (if left blank, the number of calendar days shall be 7) after the date of  
80 acceptance of this Contract, Buyer shall:

81 a) make formal application for a (write in type of loan: Conventional, FHA, VA, USDA) \_\_\_\_\_  
82 \_\_\_\_\_ loan,

83 b) inform the Seller or Seller's Broker in writing of the identity of the lender, and

84 c) notify the lender of the Buyer's intent to proceed pursuant to applicable federal regulations.

85  
86 If the Buyer does not inform the Seller or Seller's Broker in writing of the identity of the lender within the  
87 stated time period, Seller may terminate this Contract pursuant to paragraph 3.3.

88  
89 **(ii)** The Buyer shall provide information and documentation, and otherwise comply with all reasonable  
90 requests made by the lender and title insurance agent during the mortgage loan application and approval  
91 process.

92  
93 **(iii)** Buyer shall maintain Buyer's credit in good standing and liquid funds necessary to close the  
94 transaction.

95  
96 If, at any time, the lender notifies the Buyer in writing that it will not be able to provide financing upon the  
97 terms and conditions stated in the loan application, the Buyer may terminate this Contract by delivering  
98 a copy of the lender's written notification to the Seller or Seller's Broker within 3 calendar days following  
99 Buyer's receipt thereof. Upon delivery, the earnest money deposit shall be returned to the Buyer pursuant  
100 to paragraph 12.

101  
102 **Failure of the Buyer to deliver the lender's written notification within 3 calendar days following**  
103 **Buyer's receipt thereof constitutes a waiver of Buyer's right to terminate the Contract due to the**  
104 **Buyer's failure to obtain financing.**

105  
106 **3.2(c) Loan Commitment**

107 The Seller's obligations are contingent upon the Buyer obtaining and delivering to the Seller or Seller's  
108 Broker a loan commitment within \_\_\_\_ calendar days (this subsection 3.2(c) is not applicable if

number of days not inserted) after acceptance of this Contract. This time period shall be known as the Loan Commitment Period. Buyer shall use good faith and reasonable efforts to obtain the loan commitment. The loan commitment shall state that the lender will provide financing for the purchase of the property, subject to conditions and qualifications imposed at the lender's discretion.

If, at the expiration of the Loan Commitment Period, the Buyer has not delivered the loan commitment to the Seller or Seller's Broker, the Seller may terminate this Contract pursuant to paragraph 3.3.

### 3.2(d) Appraisal Contingency

This Contract  is  is not contingent upon the Property being appraised by a licensed appraiser at no less than the purchase price.

If the Contract is contingent upon the Property being appraised by a licensed appraiser, then the following applies:

If the property is appraised or otherwise valued for loan purposes for less than the purchase price stated herein, the Buyer shall have the right to terminate this Contract by written notice to the Seller or Seller's Broker delivered within 5 calendar days after Buyer receives a copy of the appraisal or other documentation evidencing the lender's determination of value. The notice shall be signed by the Buyer and accompanied with the appraisal or other documentation evidencing the lender's determination of value. Upon delivery, the earnest money deposit shall be returned to the Buyer, pursuant to paragraph 12.

**Failure of the Buyer to deliver the written notice of termination within 5 calendar days following Buyer's receipt of the appraisal constitutes a waiver of Buyer's right to terminate, pursuant to this provision. The Parties may, at the Parties' option, use this applicable time period to reach a written agreement as a result of the appraisal.**

### 3.3 Demand for Financing Evidence

If Seller does not receive Buyer's written notice or documents as required in paragraphs 3.1, 3.2(a), 3.2(b)(i), or 3.2(c) (the "Financing Evidence"), the Seller may, at any time until 7 calendar days before the closing date set forth in paragraph 15.1, notify the Buyer or Buyer's Broker in writing that Seller has not received the required Financing Evidence, specifying which type of Financing Evidence is overdue (a "Demand for Financing Evidence"). If Seller receives the required Financing Evidence within 3 calendar days after delivery of Seller's Demand for Financing Evidence, the parties shall proceed with the transaction. If Seller does not receive the required Financing Evidence within 3 calendar days after delivery of the Demand for Financing Evidence, Seller may, at any time thereafter until the Financing Evidence has been received, terminate this Contract by delivering written notice of termination to the Buyer or Buyer's Broker, at which time the Earnest Money Deposit shall be released to the Buyer. Seller's election to terminate pursuant to this paragraph 3.3 is Seller's sole legal remedy for Buyer's failure to deliver the Financing Evidence, acts as a bar to any additional legal or equitable claims that Seller may have against the Buyer, and constitutes Seller's consent to the release of the Earnest Money Deposit. **Failure of the Seller to timely deliver the written Demand for Financing Evidence constitutes a waiver of Seller's right to terminate pursuant to this provision.**

## 4. Taxes and Assessments

**4.1 The real estate taxes for the premises for the current year may change as a result of the transfer of the premises, or as a result of a change in the tax rate and valuation. Buyer and Seller understand that real estate valuations may be subject to retroactive change by governmental authority.**

Seller shall pay or credit at closing:

- (a) all delinquent taxes, including penalty and interest;
- (b) all assessments which are a lien on the premises as of the date of the Contract;
- (c) all agricultural use tax recoupments for years prior to the year of closing;

- (d) all other unpaid real estate taxes and community development charges imposed pursuant to Chapter 349 of the Ohio Revised Code which are a lien for years prior to closing; and
- (e) a portion of such taxes and community development charges for the year of closing shall be prorated through the date of closing based on a 365-day year. The proration shall be based upon the most recent available tax rates, assessments and valuations as reflected in the current tax duplicate certified by the County Treasurer. **Seller and Buyer acknowledge that actual bills received by Buyer after closing for real estate taxes and assessments may differ from the amounts prorated at closing. In any event, all prorations agreed to by the parties at closing shall be final.**

These adjustments shall be final, except for the following: (none if nothing inserted)

**4.2** The community development charge, if any, applicable to the premises was created by a covenant in an instrument recorded at (insert county) \_\_\_\_\_, Vol. \_\_\_\_\_, Page number \_\_\_\_\_ or Instrument number \_\_\_\_\_. **(Note: If the foregoing blanks are not filled in and a community development charge affects the premises, this Contract may not be enforceable by the Seller or binding upon the Buyer pursuant to Section 349.07 of the Ohio Revised Code.)**

**4.3** Seller warrants that no improvements or services (site or area) have been installed or furnished, nor notification received from public authority or owner’s association of future improvements of which any part of the costs may be assessed against the premises, except the following: (none if nothing inserted)

**5. Fixtures and Equipment**

**5.1** The Property shall include all improvements and fixtures now located on the Property and owned by Seller. Fixtures shall include, but are not limited to the following affixed items (if present):

- Appliances (built-in, interior and exterior)
- Basketball pole, backboard, and hoop (affixed to structure or in ground)
- Central vacuum systems and attachments
- Fences, including subsurface electric fences and components
- Fire, smoke and security systems (including but not limited to surveillance doorbell) and controls
- Fireplace inserts, gas logs, grates, doors and screens
- Floor coverings, including wall-to-wall and other attached carpeting
- Garage door openers and controls
- Generators (permanent/attached)
- Heating, central air conditioning, humidifiers, and controls
- Landscaping including plants, trees, exterior lighting controls, and accessories
- Light fixtures (including ceiling fans and controls)
- Mailboxes and permanently affixed flagpoles
- Media brackets (excluding televisions and other audio/visual components)
- Mirrors (whether hanging or attached)
- Pool (indoor/above ground), hot tub, including equipment, filter, pump and heater
- Propane/fuel oil tank with contents as of possession
- Roof antenna
- Smoke and carbon monoxide detectors
- Stationary tubs
- Storm/screen doors and windows, and window air conditioners, whether now in or on the premises or in storage
- TV antennas/satellite reception system and components (excluding televisions and other audio/visual components)
- Utility/storage buildings, sheds, and gazebos
- Water conditioning systems
- Water heater
- Window coverings including blinds, curtain rods, shades and any applicable controls (excluding draperies and curtains)
- Wood stoves

Other included equipment or fixtures not listed above (none if nothing inserted):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

215 **5.2** The following shall be excluded: (none if nothing inserted)

216 \_\_\_\_\_  
217 \_\_\_\_\_  
218 As seen on \_\_\_\_\_ (month) \_\_\_\_\_ (day) \_\_\_\_\_ (year).

219 **5.3** The following leased items shall be included: (none if nothing inserted)

220 \_\_\_\_\_  
221 \_\_\_\_\_  
222 **5.4** The following leased items shall be excluded: (none if nothing inserted)

223 \_\_\_\_\_  
224 \_\_\_\_\_  
225 \_\_\_\_\_  
226 \_\_\_\_\_  
227 \_\_\_\_\_  
228 **6. Inspections and Tests**

229 If Buyer does not complete an inspection/test during the Specified Inspection Period (as referenced in  
230 paragraph 6.3), that inspection/test contingency shall be deemed waived.  
231

232 **6.1** If a home inspection as defined in O.R.C. § 4764.01 is conducted, it shall be performed by a home  
233 inspector licensed by the Ohio Department of Commerce. Pursuant to O.R.C. Chapter 4764, an inspection  
234 or test of only a specific, single component of the Property may be performed by a qualified or credentialed  
235 professional in that field who does not perform an entire or partial home inspection outside their  
236 area of expertise or credential. Buyer assumes the sole responsibility to select and retain licensed  
237 and qualified inspector(s) and releases Broker of any liability regarding the selection, retention, or  
238 performance of inspector(s). To verify whether a home inspector is licensed in the State of Ohio, go to:  
239 [elicense3.com.ohio.gov/lookup/licenselookup.aspx](http://elicense3.com.ohio.gov/lookup/licenselookup.aspx).  
240

241 The Buyer and the Seller understand and agree that the Broker neither warrants nor assumes responsibility  
242 for the physical condition of the premises.  
243

244 **THE BUYER MAY ONLY TERMINATE THIS CONTRACT FOR MATERIAL DEFECTS WHICH  
245 INCLUDES, BUT IS NOT LIMITED TO, THOSE DEFECTS OR CONDITIONS WHICH IMPACT THE  
246 HEALTH, SAFETY, HABITABILITY, USE, OR VALUE OF THE PROPERTY.**  
247

248 **BUYER MAY NOT TERMINATE THIS CONTRACT AGREEMENT FOR NON-MATERIAL CONDITIONS,  
249 SUCH AS ROUTINE MAINTENANCE AND COSMETIC ISSUES.**  
250

251 Buyer shall be responsible for the repair of any damages caused by the Buyer's inspections and tests; repairs  
252 shall be completed in a timely and workmanlike manner at Buyer's expense.  
253

254 **6.2** Seller shall cooperate in making the premises reasonably available for inspections and/or tests. All utilities  
255 shall remain on until possession is delivered to Buyer except utilities that were turned off at the time of  
256 showing.  
257

258 **Buyer acknowledges that Buyer and other professionals are not authorized to be present on the  
259 Property without a real estate licensee unless prior, expressed, written authorization is given by  
260 Seller.**  
261

262 **6.3 Specified Inspection Period:** Buyer shall have \_\_\_\_\_ (not applicable if the number of calendar  
263 days is not inserted) calendar days after the date of acceptance of the Contract by both parties to have  
264 inspections, environmental inspections, and/or tests completed. This time period shall be known as the  
265 Specified Inspection Period. The number of calendar days for the Specified Inspection Period is a specific  
266 time frame agreed upon by the Seller and the Buyer. The number of calendar days cannot be modified or  
267 waived except by a written agreement signed by both parties.  
268

All requests to remedy shall be submitted to the Seller or Seller's Broker within the Specified Inspection Period. Time is of the essence in completing any of the inspections, tests, and/or reports.

**The Buyer, at Buyer's expense, shall have the right, and is strongly encouraged, to have any and all inspections, tests, and/or reports conducted, including but not limited to the following:**

- (a) Inspection of the premises and all improvements, fixtures, and equipment;
- (b) Inspection or testing for radon;
- (c) Inspection or testing for mold, and any other environmental test;
- (d) Inspection or testing for lead-based paint;
- (e) A pest inspection for termite and wood destroying insects with a report provided on a FHA/VA approved form by a licensed Ohio Certified Pest (Termite) Control Applicator;
- (f) Inspection of the gas lines on the premises;
- (g) Inspection of the waste treatment systems and/or well systems by a local health authority or state EPA approved laboratory of the Buyer's choice;
- (h) Determination of whether the property is in a Special Flood Hazard Area and/or the need for and cost of federal flood insurance;
- (i) Confirmation of the insurability of the premises with an insurance company of the Buyer's choice.

With respect to housing constructed prior to January 1, 1978, the Buyer must be provided with the pamphlet entitled "Protect Your Family from Lead in Your Home" and the "Lead-Based Paint and Lead-Based Hazard Disclosure Form." Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.

Lead poisoning in young children may produce permanent neurological damage including learning disability, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**6.4** If the Buyer is **not**, in good faith, satisfied with the condition of the premises as disclosed by the Buyer's inspections, tests, and/or reports provided for in paragraph 6.3, then the Buyer may elect to proceed under one of the following provisions, 6.4(a) or 6.4(b):

**6.4(a) Agreement to Remedy Period:** On or before the end of the Specified Inspection Period, the Buyer shall deliver to the Seller or the Seller's Broker a written request to remedy, signed by the Buyer, stating the unsatisfactory conditions, along with a written copy of the inspections, tests, and/or reports, if any, specifying the unsatisfactory conditions.

The Buyer and Seller shall have \_\_\_\_\_ calendar days (not applicable if the number of calendar days is not inserted), **after the end of the Specified Inspection Period**, to reach a written agreement regarding remedying the unsatisfactory conditions. This time period shall be known as the Agreement to Remedy Period. The number of calendar days for the Agreement to Remedy Period is a specific time frame agreed upon by the Seller and the Buyer. The number of calendar days cannot be modified or waived except by a written agreement signed by both parties. In the event the Buyer and Seller do **not** reach a written agreement regarding remedying the unsatisfactory conditions within the Agreement to Remedy Period, and the Buyer and Seller have **not** executed a written extension of the Agreement to Remedy Period, this Contract shall terminate. Upon termination of the Contract under this provision, the earnest money deposit shall be returned to the Buyer pursuant to paragraph 12.

**OR**

Prior to the end of the Agreement to Remedy Period, the Buyer can, in writing, waive such request to remedy and proceed with the Contract.

The commencement of the Agreement to Remedy Period does not obligate the Seller to reach an agreement with the Buyer.

The delivery by the Buyer of a written request to remedy any unsatisfactory conditions does not preclude the Buyer from later delivering a notice of termination as contemplated by paragraph 6.4(b) below during the Agreement to Remedy Period, unless the Buyer and Seller have reached a signed agreement regarding the Buyer's written request to remedy.

**OR**

**6.4(b) Notice of Termination:** Within the Specified Inspection Period or as provided in paragraph 6.4(a), the Buyer may terminate this Contract by delivering written notice of termination to the Seller or Seller's Broker, along with a written copy of the inspections, tests, and/or reports, specifying the unsatisfactory conditions. Upon termination, the earnest money deposit shall be returned to the Buyer pursuant to paragraph 12.

**FAILURE OF THE BUYER TO DELIVER WRITTEN NOTICE PURSUANT TO PARAGRAPHS 6.4(a) OR 6.4(b) CONSTITUTES ACCEPTANCE OF THE CONDITION OF THE PREMISES AND SHALL BE A WAIVER OF THE BUYER'S RIGHT TO TERMINATE PURSUANT TO THIS PROVISION.**

#### **6.5 Condominium or Homeowners' Association Document Provision**

**6.5(a)** If the premises is a condominium unit governed by a Condominium Association, or is located within a community governed by a Homeowners' Association, Seller shall provide Buyer with the following information and documents within 5 calendar days after the date of acceptance of the Contract by both parties:

- Condominium Declaration and/or Deed Restrictions, and Bylaws of the owners' association (condominium or homeowners'), including all amendments to the Declaration or Deed Restrictions except amendments that only increase the number of units or homes subject to the Declaration or Deed Restrictions;
- Condominium Board/Management Company Contact: Name, phone number, email;
- Contact information for any other mandatory membership association if applicable: Name, phone number, email;
- A statement from the association regarding this home/unit, confirming when the next (assessment) payment is due, the amount of such payment, the amount of any pending special assessment(s), and that the account is current;
- Association Initiation Fee, Reserve Contribution, and Association Transfer Fee;
- Minutes from the last 3 meetings of the directors or trustees of the owners' association;
- Minutes from the last meeting of members of the owners' association;
- Most recent version of unrecorded Rules and Regulations;
- Current Financial Statement showing the nature of the association's assets, including:
  1. Most current balance sheets, income and expense statements, and budget; and
  2. Copy of the most recent reserve study.

**6.5(b) Review Period:** Buyer's obligations are contingent upon satisfactory review of the documents provided pursuant to paragraph 6.5(a). Buyer shall have 5 calendar days after receipt of the last delivered documents, or 10 calendar days after the date of acceptance of the Contract by both parties, whichever shall first occur, in which to review the documents. If Buyer is not provided some or all of the requested documents or is not satisfied with any of the requested documents within the stated time period for Buyer review, Buyer, as Buyer's sole remedy, may deliver a written notice of termination to Seller, and the earnest

377 money shall be returned to Buyer pursuant to paragraph 12. **Buyer's failure to deliver the written notice**  
378 **of termination within 5 calendar days following Buyer's receipt of the requested documents, or 10**  
379 **calendar days after the acceptance of the Contract by both parties, whichever shall first occur,**  
380 **constitutes a waiver of Buyer's right to terminate pursuant to this provision.** This provision does not  
381 limit Buyer's right to object to matters set forth on the title commitment pursuant to paragraph 9.3 herein.  
382

## 383 7. Warranties

384 **7.1 Home Warranty or Protection Plan:** The Buyer  **selects**  **does not select** a home warranty  
385 to be provided by \_\_\_\_\_ (Home Warranty Company) and paid for by (select one)  
386  **Seller**  **Buyer** at an amount not to exceed \$ \_\_\_\_\_, plus applicable sales tax. Broker may  
387 receive compensation for services rendered in connection with the sale of the home warranty.  
388

## 389 8. Deed

390 **8.1** The Seller shall convey to the Buyer marketable title in fee simple by transferable and recordable general  
391 warranty deed, with release of dower, if any, or fiduciary deed, as appropriate, free and clear of all liens and  
392 encumbrances not excepted by this Contract, and except the following:

- 393 (a) those created by or assumed by the Buyer;
- 394 (b) those specifically set forth in this Contract;
- 395 (c) zoning ordinances;
- 396 (d) legal highways;
- 397 (e) covenants, restrictions, conditions and easements of record that do not unreasonably interfere with  
398 present lawful use; and
- 399 (f) all timber, coal, oil, gas and other mineral rights and interests previously transferred or reserved of  
400 record.

401  
402 **8.2** Seller has not transferred, conveyed, or reserved, nor does Seller have any knowledge of any prior  
403 transfers, conveyances or reservations of any timber, coal, oil, gas, or other mineral rights or interests in the  
404 premises, except for the following (none if nothing inserted): \_\_\_\_\_.

## 405 9. Title Insurance

406 **9.1** The Seller shall furnish and pay for an ALTA Homeowner's Commitment and Policy of Title Insurance  
407 (latest revision) in the amount of the purchase price with a copy of the subdivision or condominium plat.  
408  
409

410 In the event that an ALTA Homeowner's Policy is not applicable for issuance on the premises, the Seller  
411 shall furnish and pay for an ALTA Owner's Commitment and Policy of Title Insurance (latest revision) with a  
412 copy of the subdivision or condominium plat.  
413

414 Seller shall provide the base policy coverage for the applicable ALTA policy. Buyer is responsible for the  
415 cost of any coverage that requires additional premium for endorsements, or the deletion of any standard  
416 exceptions.  
417

418 The title evidence shall be certified to within 30 calendar days prior to closing with endorsement as of 8:00 AM  
419 on the business day prior to the date of closing, all in accordance with the standards of the Columbus Bar  
420 Association, and shall show in Seller marketable title, in fee simple, free and clear of all liens and  
421 encumbrances, subject to all matters listed in Paragraph 8.1.  
422

423 **9.2** Seller shall deliver, or cause to be delivered, to Buyer or Buyer's Broker, a copy of the Commitment  
424 referenced in Paragraph 9.1 above no later than 15 calendar days prior to the date of closing pursuant to this  
425 agreement. If the Seller does not deliver the Commitment within the stated time period, Buyer may notify the  
426 Seller or Seller's Broker in writing that Buyer has not received a copy of the Commitment. If Buyer receives  
427 a copy of the Commitment within 3 calendar days after delivery of Buyer's notice, the parties shall proceed  
428 with the transaction. If Buyer does not receive a copy of the Commitment within 3 calendar days after delivery  
429 of Buyer's notice, Buyer may either terminate this Contract by delivering written notice to Seller or Seller's  
430 Broker or extend the date of closing to the tenth day following Seller's delivery of the Commitment. Upon



431 termination pursuant to this provision, the earnest money deposit shall be returned to the Buyer pursuant to  
432 paragraph 12.  
433

434 **9.3** Buyer may object if the Commitment indicates that title to all or part of the premises is unmarketable, as  
435 determined by Ohio law with reference to the Ohio State Bar Association's Standards of Title Examination,  
436 or if Buyer, in good faith, objects to liens, encumbrances, easements, conditions, restrictions, conveyances  
437 or encroachments that are disclosed in, or excepted by, the Commitment, including, without limitation, all  
438 matters listed in paragraph 8.1(c) through 8.1(f). Buyer must notify the Seller or Seller's Broker in writing of  
439 the objection by the earlier of: (i) the Closing date, or (ii) 10 calendar days after Buyer receives the  
440 Commitment. Upon receipt of Buyer's written notice of an objection permitted herein, the Seller shall, within  
441 30 calendar days, remedy or remove any such defect, lien, encumbrance, easement, condition, restriction or  
442 encroachment, or obtain title insurance without exception therefor. The date of closing shall be extended to  
443 the extent necessary to accommodate Seller's efforts to remedy or remove items subject to the objection.  
444 Failure of the Seller to cure the Buyer's objection shall result in termination of this Contract. Seller is not  
445 obligated to incur any expense in curing Buyer's objection. In the event that the cure of an objection will  
446 subject the Seller to additional expense, Seller shall have the option to either cure the objection at Seller's  
447 expense or to terminate the Contract by delivering a written Notice of Termination to the Buyer or Buyer's  
448 Broker. Upon termination, the earnest money deposit shall be returned to the Buyer pursuant to paragraph 12.  
449 Buyer's failure to object as permitted herein constitutes a waiver of Buyer's right to object.  
450

451 **9.4** If required by the Buyer's lender, the Buyer shall pay any expense incurred in connection with the  
452 mortgagee title insurance issued for the protection of the Buyer's lender. If the Buyer or Buyer's lender  
453 desires a current survey, the Buyer shall furnish and pay for such survey. If a new survey and legal description  
454 are required by a local governmental authority for the Property to be conveyed to Buyer, Seller shall provide  
455 and pay for the new survey and legal description.  
456

457 **9.5** At closing, the Seller shall sign and deliver to Buyer and title insurer an affidavit with respect to off-record  
458 title matters, in accordance with the community custom.  
459

## 460 **10. Utility Charges, Condominium Charges, Interest, Rentals, and Security Deposits**

461 **10.1** Through the date of possession, all utilities shall remain on except utilities that were turned off at time  
462 of showing and the Seller shall pay all accrued utility charges and any other charges that are or may become  
463 a lien on the premises.  
464

465 **10.2** Adjustments shall be made through the date of closing for (a) rentals, (b) interest on any mortgage  
466 assumed by the Buyer, and (c) condominium or other association periodic charges.  
467

468 **10.3** Security deposits shall be transferred to the Buyer.  
469

470 **10.4** At closing for condominium properties or properties subject to a homeowners' association, Buyer shall  
471 pay all initial reserves and/or capital contributions that are charged by any owner's association (condominium  
472 or otherwise), or civic association in connection with the sale or transfer of the premises, as well as any fee  
473 associated with lender-required document costs. Seller shall pay all other fees that are charged in connection  
474 with the sale or transfer of the premises, including without limitation all transfer, processing, expediting,  
475 delivery, statement or management company fees.  
476

## 477 **11. Damage or Destruction of Property**

478 **NOTE: IT IS STRONGLY RECOMMENDED THAT, UPON DISCOVERY OF DAMAGE OR DESTRUCTION**  
479 **OF PROPERTY, THE PARTIES RETAIN LEGAL COUNSEL.**  
480

481 **11.1** Risk of loss to the property and appurtenances occurring prior to closing shall be borne by the Seller.  
482  
483  
484

485 **11.2** If any part of the property covered by this Contract shall be substantially damaged or destroyed from  
486 the date of written acceptance of this Contract through the date and time of closing, the Seller shall give a  
487 written notice to the Buyer and/or Buyer's Broker that the damage or destruction has occurred. Such notice  
488 must include all pertinent information regarding insurance policies and claims covering the property that has  
489 been damaged or destroyed, including the amount of any applicable policy deduction. The written notice  
490 shall be delivered within 2 calendar days from the date of the discovery of the damage or destruction. Upon  
491 receipt of such notice, the Buyer may:

492  
493 (a) agree to extend the closing date to the extent reasonably necessary to allow Seller to restore the  
494 property to its previous condition; **OR**

495  
496 (b) accept the property in its damaged condition with an assignment of insurance proceeds, if any are  
497 available; **OR**

498  
499 (c) terminate the Contract by giving written notice to Seller and/or Seller's Broker. Upon termination the  
500 earnest money deposit, including any non-refundable deposits, shall be returned to the Buyer pursuant to  
501 paragraph 12.

502  
503 **11.3** Failure by the Buyer to notify the Seller and/or Seller's Broker in writing within 10 calendar days from receipt  
504 of the notice of damage or destruction that Buyer is electing to proceed pursuant to paragraphs 11.2(a) or 11.2(b)  
505 shall constitute an election by the Buyer to terminate the Contract pursuant to paragraph 11.2(c).

506  
507 **11.4** Failure by the Seller to provide the required written notice to the Buyer and/or Buyer's Broker shall result  
508 in the Buyer, upon discovery of the damage or destruction before closing, having all rights set forth in  
509 paragraph 11.2.

510  
511 **11.5** If Buyer discovers the damage or destruction after closing, Buyer shall have the right to pursue all legal  
512 remedies.

## 513 514 **12. Earnest Money Deposit**

515  
516 **12.1** The Buyer shall make an Earnest Money Deposit in the amount of \$ \_\_\_\_\_ (paragraph 12  
517 is not applicable if no amount inserted).

518  
519 **12.2** The Earnest Money shall be deposited (Buyer shall select and initial one of the following):  
520 \_\_\_\_\_ / \_\_\_\_\_ with the Buyer's Broker/Holder not later than 3 calendar days after acceptance of  
521 this Contract by both parties in writing.

522  
523 **OR**

524  
525 \_\_\_\_\_ / \_\_\_\_\_ with the Buyer's Broker/Holder not later than 3 calendar days after the expiration of the  
526 Agreement to Remedy Period as set forth in paragraph 6.4 provided this Contract has not otherwise been  
527 terminated. If paragraph 6.4 is not applicable, the Earnest Money shall be deposited within 3 calendar days  
528 after the expiration of paragraph 6.3.

529  
530 **12.2(a)** Within 3 calendar days of the receipt of the earnest money, the Buyer or Buyer's Broker shall notify  
531 the Seller or Seller's Broker in writing that Buyer has made the earnest money deposit (the "Deposit Notice").

532  
533 **12.2(b)** If Seller or Seller's Broker does not receive the Deposit Notice within 3 calendar days following the  
534 date set forth in paragraph 12.2 for deposit of the Earnest Money, Seller may, at any time until Seller or  
535 Seller's Broker has received the Deposit Notice, notify Buyer or Buyer's Broker in writing that Seller has not  
536 received the Deposit Notice (a "Deposit Notice Demand"). If Seller receives the Deposit Notice within 3

537 calendar days after delivery of Seller’s Deposit Notice Demand, the parties shall proceed with the transaction.  
538 If Seller does not receive the Deposit Notice within 3 calendar days after delivery of the Deposit Notice  
539 Demand, Buyer will be in breach of this Contract and Seller may, at any time thereafter until the Deposit  
540 Notice has been delivered, terminate this Contract by delivering written notice of termination to the Buyer.

541  
542 **12.2(c)** Upon receipt of the earnest money by the Broker, the earnest money shall be deposited in the  
543 Broker’s trust account.  
544

**Earnest Money Deposit Receipt**

Broker acknowledges receipt of the Earnest Money Deposit set forth in Paragraph 12.1, by cash or  
check (check# \_\_\_\_\_), which shall be held, deposited and disbursed pursuant to paragraph 12.

Brokerage \_\_\_\_\_, By \_\_\_\_\_, Date \_\_\_\_\_

545  
546 **12.2(d)** If any written contingency is not satisfied or waived, or if the Seller fails or refuses to perform or if the  
547 Buyer terminates this Contract pursuant to any of its applicable provisions, all earnest money deposited  
548 hereunder shall be returned to the Buyer. If the Buyer fails or refuses to perform, the earnest money deposited  
549 hereunder shall be paid to the Seller. In any event, except as provided in paragraph 3.3, and subject to  
550 collection by the Broker’s depository, all earnest money deposited hereunder is to be disbursed as follows:

- 551 (a) The transaction closes and the earnest money deposit is either:
  - 552 i) disbursed to the Buyer; or
  - 553 ii) disbursed to the closing or escrow agent to be applied to the purchase price; or
  - 554 iii) retained and credited toward commission owed to the brokerage.
- 555 (b) The parties provide the Broker with written instructions that both parties have signed that specify how  
556 the Broker is to disburse the earnest money deposited hereunder and the Broker acts pursuant to those  
557 instructions.
- 558 (c) The Broker receives a copy of a final court order that specifies to whom all earnest money deposited  
559 hereunder is to be awarded and the Broker acts pursuant to the court order.
- 560 (d) All earnest money deposited hereunder becomes unclaimed funds as defined in division (M)(2) of  
561 §169.02 of the Revised Code, and, after providing the notice that division (D) of §169.03 of the Revised  
562 Code requires, the Broker has reported the unclaimed funds to the director of commerce pursuant to  
563 §169.03 of the Revised Code and has remitted all of the earnest money to the director.
- 564 (e) In the event of a dispute between the Seller and Buyer regarding the disbursement of any earnest  
565 money deposited hereunder, the Broker is required by Ohio law to maintain such funds in his trust  
566 account until the Broker receives (1) written instructions signed by the parties specifying how the  
567 earnest money is to be disbursed or (2) a final court order that specifies to whom the earnest money is  
568 to be awarded. If within two years from the date the earnest money was deposited in the Broker’s trust  
569 account, the parties have not provided the Broker with such signed instructions or written notice that  
570 such legal action to resolve the dispute has been filed, the Broker shall return the earnest money to the  
571 Buyer with no further notice to the Seller.

572  
573 **12.3 Holder:** If a third party other than an Ohio broker is designated to hold the earnest money deposit,  
574 the parties agree to execute any escrow agreement required by the Holder and paragraph 12.2(d) is  
575 not applicable.  
576

577 The Holder (not applicable if left blank) shall be:  
578 \_\_\_\_\_  
579

580 The parties understand they are responsible to obtain and execute the escrow agreement from Holder  
581 simultaneously with the deposit.

582 The parties further understand the terms of the escrow agreement may conflict with the terms of paragraph 12.3.  
583

584 **12.4** Except as provided in paragraph 3.3, the return or payment of the earnest money deposit hereunder  
585 shall in no way prejudice the rights of the Seller, Buyer, or Broker in any action for damages or specific  
586 performance.

587  
588 **13. Additional Provisions**

589 General definitions and terms: The following terms used in this purchase Contract are defined as follows:  
590

591 **“Buyer”** includes all persons/entities identified in the Contract as purchasing the Property.  
592

593 **“Seller”** includes all persons/entities identified in the Contract as selling the Property.  
594

595 **“Parties”** includes both Buyer and Seller identified in the Contract.  
596

597 **“Contract”** includes this agreement and any addenda and amendments agreed upon in writing by all  
598 Parties.  
599

600 **“Property”** is the real property described, including all rights, title, interests, appurtenances, buildings,  
601 improvements, and fixtures owned by the Seller except as provided otherwise in this Contract.  
602

603 **“Broker”** includes without limitation, the brokerage(s) and any affiliated brokers and agents involved in this  
604 transaction and shall include both the Seller’s Broker and the Buyer’s Broker unless provided otherwise.  
605

606 **“Closing”** all necessary documents have been signed by all required Parties and the transaction is funded.  
607 (All funds held by title company but not necessarily disbursed).  
608

609 **“Holder”** – The entity or person to whom the earnest money is deposited.  
610

611 **“Days”** means calendar day(s) including holidays. Any reference to date and time shall be the U.S. Eastern  
612 Time Zone in Ohio.  
613

614 **“Date of Acceptance”** of this Contract, or any counteroffers, amendments, or modifications thereto shall  
615 be when the final writing is executed by all necessary Parties and is delivered to the offering party or their  
616 Broker.  
617

618 **“Day(s) after Acceptance”** starts at 12:01 am the first day following the Date of Acceptance.  
619

620 **13.1** This Contract constitutes the entire agreement and there are no representations, oral or written, which  
621 have not been incorporated herein. Any amendment to this Contract shall be made in writing signed by the  
622 Buyer and Seller. All notices given in connection with this Contract shall be made in writing signed by the  
623 party giving such notice.  
624

625 **13.2** Time is of the essence regarding all provisions of this Contract. Whether or not so stated elsewhere in  
626 this Contract, no deadline or time period under this Contract can be modified or waived except by written  
627 agreement signed by both parties. Repetition of this provision in any given paragraph of this Contract is  
628 intended for emphasis only, and shall not reduce the effect of this paragraph as to any other provision of  
629 this Contract.  
630

632 **13.3** All representations, covenants, and warranties of the parties contained in this Contract shall survive the  
633 closing.

634  
635 **13.4 Signatures:** Only manual or electronic signatures on Contract documents, transmitted in original or  
636 facsimile (which includes photocopies, faxes, PDF, and scanned documents sent by any method) shall be  
637 valid for purposes of this Contract and any amendments or any notices to be delivered in connection with  
638 this Contract. For the purposes of this provision, "Contract documents" do not include voice mail, email  
639 messages, or text messages.

640  
641 **13.5** The date of acceptance of this Contract, counter offers, amendments or modifications thereto shall be  
642 when the final writing signed by the parties is delivered to the offering party. Notices delivered in connection  
643 with this Contract shall be effective upon delivery. Delivery of all such documents shall be made by fax,  
644 email, text, or hand delivery.

645  
646 **(NOTE: It is strongly recommended that the delivering party verify that delivery has been received by  
647 the other party.)**

648  
649 **13.6 Foreign Investments in Real Property Tax Act ("FIRPTA").** If Seller is a "foreign person" as defined  
650 by FIRPTA, Section 1445 of the Internal Revenue Code requires Buyer to withhold 15% of the amount  
651 realized by Seller on the transfer and remit the withheld amount to the Internal Revenue Service (IRS) unless  
652 an exemption or reduced rate of withholding applies. If withholding is required, Treasury Regulations require  
653 Sellers and Buyers to provide their U.S federal tax identification number on all filings. Seller and Buyer agree  
654 to execute and deliver any document reasonably necessary to comply with FIRPTA requirements.

655  
656 **NOTE: Buyer and Seller are advised to determine whether Seller is a "foreign person" as defined by  
657 FIRPTA as soon as possible.**

658  
659 **14. NOTICES TO THE PARTIES**

660  
661 **14.1 Professional Advice and Assistance:** The parties acknowledge and agree that the purchase of real  
662 property encompasses many professional disciplines. While the Broker possesses considerable general  
663 knowledge, the Broker is not an expert on matters of law, tax, financing, surveying, structural conditions,  
664 hazardous materials, environmental conditions, inspections, engineering, etc. The Broker hereby advises the  
665 parties, and the parties acknowledge, that they should seek professional expert assistance and advice in  
666 these and other areas of professional expertise.

667  
668 In the event the Broker provides to the parties names of companies or sources for such advice and  
669 assistance, the parties additionally acknowledge and agree that the Broker does not warrant, guarantee, or  
670 endorse the services and/or products of such companies or sources.

671  
672 **14.2 Ohio Fair Housing Law:** It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of § 4112.02  
673 of the Revised Code, and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell,  
674 transfer, assign, rent, lease, sublease, or finance housing accommodations; refuse to negotiate for the sale  
675 or rental of housing accommodations; or otherwise deny or make unavailable housing accommodations  
676 because of race, color, religion, sex, familial status as defined in § 4112.01 of the Revised Code, ancestry,  
677 military status as defined in that section, disability as defined in that section, or national origin or to so  
678 discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real  
679 estate brokerage services.

680  
681 It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations  
682 regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.  
683  
684

685 **14.3 Property Disclosure Forms**

686  
687 **14.3(a)** Buyer  **has**  **has not** received an Ohio Residential Property Disclosure Form or exemption  
688 form completed by Seller.

689  
690 With respect to the sale of real property that has from one to four dwelling units, most Sellers will be required  
691 to provide the Buyer with a completed Ohio Residential Property Disclosure Form complying with the  
692 requirements of Ohio law. If such disclosure is required but is not provided by the time the Buyer enters into  
693 this agreement, the Buyer may be entitled to rescind this agreement by delivering a document of rescission  
694 to the Seller or the Seller's Broker, provided such document of rescission is delivered prior to all three of the  
695 following dates: (a) the date of closing, (b) 30 days after the Seller accepted the Buyer's offer, and (c) within  
696 3 business days following the receipt by the Buyer or the Buyer's Broker of the Property Disclosure Form or  
697 amendment of that form.

698  
699 **14.3(b)** Buyer  **has**  **has not**  **not applicable** received Seller's disclosure of any lead-based paint or  
700 lead-based paint hazards known to Seller on the Property if applicable and if home is built prior to 1978.

701  
702 Buyer  **has**  **has not**  **not applicable** received the pamphlet "Protect Your Family from Lead in Your  
703 Home", if applicable and if home is built prior to 1978.

704  
705 **14.4 Ohio's Sex Offender Registration and Notification Law:** If a sex offender resides in the area, Ohio's  
706 Sex Offender Registration and Notification Law requires the local sheriff to provide written notice to certain  
707 members of the community. The notice provided by the sheriff is a public record and is open to inspection  
708 under Ohio's Public Records Law.

709  
710 The Buyer acknowledges that any information disclosed may no longer be accurate. The Buyer assumes  
711 responsibility to obtain accurate information from the sheriff's office. The Buyer shall rely on the Buyer's own  
712 inquiry with the local sheriff's office and shall **not** rely on the Seller or any Broker involved in the transaction.

713  
714 **14.5 Concessions:** Buyer and Seller authorize the Broker to report sales and financing concessions data to  
715 the MLS membership and MLS sold database as applicable and to provide this information to state licensed  
716 appraisers researching comparables, upon inquiry, to the extent necessary to adjust price to accurately  
717 reflect market value.

718  
719 **15. Closing and Possession**

720  
721 **15.1 Closing:** This Contract shall be performed, and this transaction closed, on or before \_\_\_\_\_  
722 unless the parties agree in writing to an extension. The Parties hereby expressly authorize any lender and/or  
723 closing agent to provide the parties' brokers, agents, and attorneys with the closing settlement statement (ALTA-1  
724 or equivalent) for review in advance of closing.

725  
726 **15.1(a) Release of Dower Notices**

727  
728 **Seller Dower Notice**

729 If Seller is married and Seller's spouse is not a party to this Contract, Seller acknowledges that Seller's  
730 spouse will be required to sign a separate release of their dower interest in the Property, in the form of a  
731 deed, no later than the date of closing.

732  
733 **Buyer Dower Notice**

734 Buyer acknowledges dower or other spousal rights may require signature of Buyer's spouse even if  
735 Buyer's spouse is not on loan or title deed.

736  
737 Any questions regarding a spouse's dower interest should be referred to an attorney.

738 **15.2 Final Verification of Condition:** Buyer shall have the right to make a final verification of the condition  
739 of the Property within \_\_\_\_\_ calendar days prior to the day of closing (if left blank, the number of calendar  
740 days shall be 2) to confirm that the premises are in the same condition as they were on the date of this  
741 Contract, or as otherwise agreed, and that repairs, if any, have been completed as agreed.  
742

743 **15.3 Possession:** Seller is entitled to possession through (date, time, am/pm) \_\_\_\_\_  
744 \_\_\_\_\_.

745  
746 If the Seller is to maintain possession of the Property after closing, the Parties agree to enter into a Post  
747 Closing Possession Addendum (see attached). At the time the Seller delivers possession, the premises will  
748 be in the same condition as the date of acceptance of this Contract, normal wear and tear excepted, and  
749 except as provided in paragraph 11. If Seller fails to vacate as agreed in this Contract or any attached post-  
750 closing possession addendum, Seller shall be responsible for all expenses incurred by Buyer to obtain  
751 possession.  
752

753 **15.4 Debris and Personal Property:** Property shall be, at a minimum, broom swept clean and Seller shall  
754 remove all debris and personal property not included in this Contract, by the date and time of Buyer's  
755 possession, unless otherwise agreed to in writing. If Seller fails to comply with this Paragraph, any personal  
756 property/debris remaining on the Property shall be deemed abandoned and Seller shall be liable to Buyer for  
757 all reasonable costs associated with bringing the Property to broom clean condition and/or removal and  
758 disposal of Seller's personal property and other debris.  
759

760 **16. Duration of Offer**

761 This offer is open for acceptance until \_\_\_\_\_ (insert date) at \_\_\_\_\_ AM \_\_\_ PM (insert  
762 time), unless withdrawn before acceptance.  
763

764 **17. Buyer and Seller Actions**

765  
766 **17.1 Action by Buyer:** As a Buyer, it is important to read and understand this offer before signing below. By  
767 signing below, Buyer fully understands, and approves this offer, is of legal age and capacity, has the authority  
768 to enter into this Contract and that any and all additional signatories, including that of a spouse or otherwise,  
769 who are necessary in order to purchase the Property or obtain lender financing, have agreed to sign such  
770 required purchase and/or financing documents. (Note: Dower or other spousal rights may require signature  
771 of spouse even if spouse is not on the loan.)  
772

773 **17.2 Action by Seller:** As a Seller, it is important to read and understand this offer before signing. Seller  
774 represents that Seller read and fully understands this offer, is of legal age and capacity, has the sole and  
775 complete authority to enter into this Contract and to sell the Property and that the consent or approval of  
776 any other person or entity is not required. (Note: Dower or other spousal rights may require signature of  
777 spouse even if spouse is not on title.)

The undersigned Buyer agrees to the terms and acknowledges the receipt of this legally binding Contract:

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
Address: \_\_\_\_\_

Phone #: \_\_\_\_\_  
Deed to: \_\_\_\_\_

Attorney: \_\_\_\_\_  
Ofc. #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Email: \_\_\_\_\_

Brokerage: \_\_\_\_\_  
Brokerage License #: \_\_\_\_\_  
MLS Office ID #: \_\_\_\_\_  
Ofc. #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Address: \_\_\_\_\_

Agent: \_\_\_\_\_  
Agent License #: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Alternate Phone #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Email: \_\_\_\_\_

The undersigned Seller agrees to the terms and acknowledges the receipt of this legally binding Contract:

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Attorney: \_\_\_\_\_  
Ofc. #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Email: \_\_\_\_\_

Brokerage: \_\_\_\_\_  
Brokerage License #: \_\_\_\_\_  
MLS Office ID #: \_\_\_\_\_  
Ofc. #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Address: \_\_\_\_\_

Agent: \_\_\_\_\_  
Agent License #: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Alternate Phone #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Email: \_\_\_\_\_

**Receipt of Offer**

Seller acknowledges receipt of the above Offer for review and consideration. This does not constitute acceptance of the offer.

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_