



**Northern
Dutchess**
REALTY
northerndutchessrealty.com

6423 Montgomery St., Suite 5, Rhinebeck, NY 12572
845-876-8588/Fax: 845-876-0248
northerndutchessrealty.com

Purchase Offer Agreement

The undersigned hereby offers to purchase from the owner thereof the following property:

Tax Map No. _____

For the sale price of \$ _____ dollars

- \$ _____ Upon signing this offer (binder held in escrow at Rhinebeck Savings)
- \$ _____ Upon the execution of a formal contract
- \$ _____ Upon transfer of title (cash, bank or certified check)

Contingencies:

1. Mortgage _____ yes _____ no _____ Percentage _____
From _____ Prequalified _____ yes _____ no _____
2. Insurable title and attorney's approval of same.
3. Potable water _____ yes _____ no.
4. Satisfactory engineer's structural inspection _____ yes _____ no
5. Satisfactory pest inspection _____ yes _____ no.
6. Satisfactory radon test _____ yes _____ no
7. Satisfactory septic test _____ yes _____ no.

All tests and inspections will be paid for by the purchaser and completed by _____

Remarks _____

SALE INCLUDES THE FOLLOWING ITEMS _____

The parties shall enter into a formal contract of sale of the subject premises by the _____ day of _____.

In the event the parties are unable to enter into a contract of sale by said date either party who acted in good faith shall have the right to cancel this offer and the purchaser shall be entitled to a return of the deposit in full.

The aforesaid date may be extended by mutual agreement of the parties and/or their attorneys in writing.

_____ Initial