



# PROPOSAL TO PURCHASE



THIS IS A PRELIMINARY DOCUMENT. COMPLETE TERMS AND CONDITIONS OF THE TRANSACTION SHALL BE CONTINUED IN A MUTUALLY AGREEABLE CONTRACT FOR SALE BETWEEN THE PARTIES.

\_\_\_\_\_ referred to as Buyer, authorizes \_\_\_\_\_ to present the following proposal to purchase property situated at :

for the sum ..... \$ \_\_\_\_\_

BUYER AGREES TO MAKE A PAYMENT OF..... \$ \_\_\_\_\_  
at time of signing of Contract for Sale.

BUYER AGREES TO MAKE AN ADDITIONAL PAYMENT OF ... \$ \_\_\_\_\_  
On or before \_\_\_\_\_

BUYER AGREES TO PAY..... \$ \_\_\_\_\_  
Balance Due in cash, certified check, and/or mortgagor's check at time of final settlement.

THE CONTRACT FOR SALE will be subject to Buyer obtaining a FHA VA Conventional Other Mortgage  
in the amount of..... \$ \_\_\_\_\_

**OR**  
 Assumption of existing mortgage at a rate of \_\_\_\_\_% maturing in approximately  
\_\_\_\_\_ years with an approximate balance of ..... \$ \_\_\_\_\_

THE PROJECTED SETTLEMENT DATE is to be on or before \_\_\_\_\_ before 4:00 P.M. at the office of \_\_\_\_\_, or at the office of any reputable Local Title Company.

### THIS PROPOSAL is made on the following Terms and Conditions:

(1) **PERSONAL PROPERTY & FIXTURES.** The Property being transferred includes all fixtures permanently attached to the building(s), all shrubbery, plantings, and fencing. Also included: \_\_\_\_\_

Specifically excluded: \_\_\_\_\_

(2) **POSSESSION & OCCUPANCY.** Possession and Occupancy will be given to the Buyer at (check one)  time of settlement or  Other: \_\_\_\_\_

(3) **INSPECTIONS.** The following inspections shall be ordered by the Buyer at the Buyers expense:  
 Wood-Boring Insects Report  Home Inspection  
 Examination of the on-site waste disposal system  Other: \_\_\_\_\_

The following inspections shall be ordered by the Seller at the Sellers expense:  
 Bacteriological & chemical analysis of private well drinking water  Other: \_\_\_\_\_

(4) **SUFFICIENT ASSETS.** Buyer represents that as of the signing of this Contract, Buyer has or will have as of the date of settlement, all necessary cash assets, together with the mortgage loan proceeds, to complete settlement. Should the Buyer not have sufficient cash assets at the time of settlement, Buyer will be in breach of Contract and Seller shall be entitled to any remedies as provided by law. Buyer further represents:

- The purchase of this property is NOT contingent upon the sale of any other real estate or personal property
- In order to complete settlement, Buyer will require the proceeds from the sale of property located at \_\_\_\_\_ which is currently under contract. A copy of such Contract of Sale shall be delivered to Seller, or Seller's agent, at the time of signing of this contract.
- In order to complete settlement, Buyer will require the proceeds from the sale of the property located at \_\_\_\_\_ which is not currently under contract.

(5) **OTHER:** \_\_\_\_\_

BY SIGNING BELOW the buyer(s) acknowledge they received the Consumer Information Statement on New Jersey Real Estate Relationships from the brokerage firms involved in this transaction prior to the first showing of the property.

\_\_\_\_\_ (name of firm) AND

\_\_\_\_\_ (name of licensee(s)).

AS ITS AUTHORIZED REPRESENTATIVE(S), ARE WORKING IN THIS TRANSACTION AS (choose one):

- SELLER'S AGENT(S)
- BUYER'S AGENT(S)
- DISCLOSED DUAL AGENT(S)
- TRANSACTION BROKER(S)

INFORMATION SUPPLIED

BY \_\_\_\_\_ (name of listing firm) HAS

INDICATED THAT IT IS OPERATING IN THIS TRANSACTION AS A (choose one):

- SELLER'S AGENT
- BUYER'S AGENT
- DISCLOSED DUAL AGENT
- TRANSACTION BROKER

THIS PROPOSAL shall be presented to the seller's agent and subject to approval by the seller. If this offer is not accepted by the seller within \_\_\_\_\_ calendar days, the offer shall be considered canceled.

Presenting Agency Address: \_\_\_\_\_

BUYER Signed: \_\_\_\_\_

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

Signed: \_\_\_\_\_

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

Address: \_\_\_\_\_

Office Tel. #: \_\_\_\_\_

Office FAX #: \_\_\_\_\_

Agent's Name: \_\_\_\_\_

Agent's Cell #: \_\_\_\_\_

Agent's Email: \_\_\_\_\_