



OFFER TO PURCHASE

DATE OF THIS OFFER: _____

BUYER(S): _____ offer(s) to purchase from
SELLER(S): _____ the PROPERTY LOCATED AT:

MLS#: _____ (Address) _____ (City) _____ (State) _____ (Zip) _____
INCLUDING THE FOLLOWING PERSONAL PROPERTY ITEMS: _____

The Terms and Conditions are as follows:

SALE PRICE: \$ _____

Initial Deposit: Submitted to and acknowledged by _____
Deposit accepted by the Agent will be paid over to the Seller's Attorney upon the Sellers' acceptance of
said terms and conditions and collection of funds by Agent. \$ _____

Balance of Deposit: Payable at signing of Contract to the Seller's Attorney. \$ _____

Mortgage Contingency: Payable by a mortgage for a term of _____ years \$ _____

Balance at closing by Bank Check, Wire Transfer or Certified Check \$ _____

Mortgage contingency date _____. If this Offer to Purchase is rejected, then all funds paid by the Buyer to the Seller
hereunder shall be refunded to the Buyer. This offer will expire at midnight on _____ if not accepted by all
parties.

INSPECTIONS: This Offer is contingent upon the following inspections/tests to be performed at the Buyer's expense within _____ calendar
days: [] Building inspection [] Pest inspection [] Septic [] Oil Tank [] Water inspection [] Radon [] Well [] Pool [] Lead [] Mold
[] Other: _____

If the above inspections or tests reveal any documented defects or conditions that adversely affect the property or the buildings and fixtures attached
to such property, the Buyer shall provide the Seller with a copy of reports that indicate such defects or conditions within _____ calendar days of
receipt of said inspections. If the Buyer and Seller cannot come to a mutual agreement resolving such matters, then Buyer/Seller may choose to
terminate this Offer to Purchase and all moneys paid hereunder shall be returned.

PROPERTY CONDITION REPORT: Seller and Buyer acknowledge that if a written Residential Property Condition Report is required by statute
(CT Gen. Stat. 20-327b et seq.) and Seller has not provided Buyer with the required report, Seller will credit Buyer with the sum of \$300.00 at
closing.

STATEMENT RE LEAD BASED PAINT: The parties acknowledge that dwelling units constructed prior to 1978 are likely to contain lead-based
paint which could create a health hazard. In the event that the real property, which is the subject of this Offer to Purchase, consists of or contains a
residential unit built prior to 1978, the parties agree that each party as received, reviewed, signed and annexed hereto a completed Disclosure and
Acknowledgement Form regarding Lead-Based Paint as required by HUD/EPA.

THIS IS NOT A CONTRACT OF SALE. A formal written Contract of Sale to be agreed upon by all parties shall be executed within _____
calendar days by all parties to this Offer upon acceptance of said terms and conditions.

CLOSING OF SALE to be on _____ or as mutually agreed to in the Contract. The Buyer agrees that neither the
Seller nor any representative of the Seller/Buyer has made any representation upon which the Buyer relies except as herein expressly set forth.

REPRESENTATION: The parties represent that _____ and _____
are sole Real Estate Brokers representing the Seller / Buyer.

ATTACHMENTS IF APPLICABLE: [] Property Condition Disclosure Form [] Lead Disclosure & Acknowledgment Form
[] Dual/Designated Agency Agreement [] Mold Disclosure
[] Addendum
[] Condo/PUD Resale Certificate & Bylaws to be provided by the Seller.

If applicable:
OTHER CONTINGENCIES: _____

ELECTRONIC RECORD: The parties acknowledge and agree that this Offer may be transmitted by electronic record, including fax or email and
the parties intend that a fax or email containing either the original and/or copies of the parties' signatures is acceptable to all parties.

Buyer _____ Date _____ Seller _____ Date _____
Buyer _____ Date _____ Seller _____ Date _____
Buyer Agent _____ Agent # _____ Listing Agent _____ Agent # _____
Office _____ Office # _____ Office _____ Office # _____