

FOR RESIDENTIAL PROPERTY CONSTRUCTED PRIOR TO 1978,
BUYER(S) MUST ALSO SIGN LEAD PAINT
"PROPERTY TRANSFER NOTIFICATION CERTIFICATION" OFFER
TO PURCHASE REAL ESTATE

MADISCOUNT REALTY
www.madiscountrealty.com

Mail to: PO Box 484

Milton, MA 02186

Fax to: 617-479-5302

Email: sales@madiscountrealty.com

TO: Owner of record

Date: _____

The property herein referred to is identified as follows: Land and buildings located at _____, containing _____ square feet of land, and more fully recorded at _____ County Registry of Deed.

Special provisions (if any) re fixtures, appliances, etc.

hereby offer to buy said property, which has been offered to me by Tuan T. Le/MADISCOUNTREALTY.COM and _____ as the Broker(s) under the following terms and conditions:

1. I will pay therefore \$ _____ of which CHECK ONE:
 (a) \$ _____ is paid herewith as a deposit to bind this Offer () Check, subject to collection
 (b) \$ _____ is to be paid as an additional deposit upon the execution of the Purchase and Sale Agreement provided for below. is to be paid () Cash
 (c) \$ _____ at the time of delivery of the Deed in cash, or by certified, cashier's, treasurer's or bank check(s).
 (d) \$ _____ Total Purchase Price
2. This Offer is good until ____ P.M. on _____ at or before which time a copy hereof shall be signed by you, the Seller and your (husband) (wife), signifying acceptance of this Offer, and returned to me forthwith, otherwise this Offer shall be considered as rejected and the money deposited herewith shall be returned to me forthwith.
3. The parties hereto shall, on or before ____ P.M. _____ execute the applicable Standard Form Purchase and Sale, which, when executed, shall be the agreement between the parties hereto.
4. A good and sufficient Deed, conveying a good and clear record and marketable title shall be delivered at Date: 12:00 Noon _____ at the appropriate Registry of Deeds, unless some other time and place are mutually agreed upon in writing.
5. If I do not fulfill my obligations under this Offer, the above-mentioned deposit shall forthwith become your property without recourse to either party. Said deposit shall be held by _____ as escrow agent subject to the terms hereof provided however that in the event of any disagreement between the parties, the escrow agent may retain said deposit pending instructions mutually given in writing by the parties. A similar provision shall be included in the Purchase and Sale Agreement with respect to any deposit held under its terms.
6. Time is of the essence hereof.
7. The initialed riders, if any, attached hereto are incorporated herein by reference. Please see Contingency Addendum rider.

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

WITNESS my hand and seal

SIGNED

Buyer:-----

Buyer:-----

Address

This Offer is hereby accepted upon the foregoing terms and conditions at

WITNESS my (our) hand(s) and seals)

Phone Numbers

AM. / P.M. on

Seller (or spouse): _____

Seller: _____

RECEIPT FOR DEPOSIT

Date: _____

Received from: _____

and conditions of above Offer, to be held by: _____

Buyer the sum of \$: _____ as deposit under the terms as escrow agent.

Under regulations adopted pursuant to the Massachusetts license law: All offers submitted to brokers or salespeople to purchase real property that they have a right to sell shall be conveyed forthwith to the owner of such real property.

Agent for Seller