



Besmatch Real Estate
4627 White Plains Road
Bronx, NY 10470
(718) 324-6060

Date: _____

Received from _____ Purchaser

Residing at _____

The sum of (1% of Offer) _____ (\$ _____)

As deposit on account of the purchase price of the property located at _____

Purchase price is _____ (\$ _____)

PAYABLE AS FOLLOWS

Cash on signing more formal contract including amount of this deposit _____ (\$ _____)

Cash on delivery of deed _____ (\$ _____)

Subject to an existing first mortgage in the amount of approximately _____ (\$ _____)

Subject to the Purchaser being able to secure a mortgage in the amount of _____ (\$ _____)

For 10 to 30 years with interest at the prevailing rate within 60 days of signing contract of sale.

Included in the Sale are the following items of personal property: _____

Purchaser agrees to accept premises subject to the present tenancy of:

I. 1st Floor: Apt 1 _____ Apt 2 _____

II. 2nd Floor: Apt 3 _____ Apt 4 _____

The above deposit is accepted to Owner's approval of price and terms. If owner fails to accept offer, or subsequent to an accepted offer, purchaser is rejected by Lender, this deposit shall be refunded to Purchaser. If offer is accepted, usual formal contract, expressing the above term and conditions shall be signed and delivered by Seller and Purchaser at the office of the Seller's attorney, on _____ 20____.

The deed shall be delivered on or about _____ 20_____ at the office of the lending institution.

Purchaser and Owner recognize Besmatch Real Estate as the Broker who brought about this sale. The Seller agrees to pay the brokerage fee to the above Broker Pursuant to the Listing Agreement.

I, the undersigned, as purchaser of the above describes premises, agree to the terms set forth herein and consent that if the monies deposited hereunder are delivered to the Owner upon the owner's acceptance of the terms herein, that Besmatch Real Estate shall be relieved of any liability arising there from.

Dated, N.Y. _____	Dated, N.Y. _____
Purchaser _____	Owner _____
Purchaser _____	Owner _____
Purchaser's Attorney:	Seller's Attorney
Name: _____	Name: _____
Phone #: _____	Phone #: _____

Notice to Purchaser and Seller:

When acting as listing broker, Realtors shall continue to submit to the seller/landlord all offers and counteroffers until closing or execution of a contract/lease unless the seller/landlord has waived this obligation in writing. Purchaser acknowledges receipt of:

a. Seller's disclosure on "Lead based paint and Lead based paint hazards" (initials) _____

b. Pamphlet on "Protecting your family from lead in your home" (initials) _____

All spaces must be filled in. Thank You

Each office is Independently and Operated