

Offer to Purchase Real Estate

Seller(s) _____,

Hereby agrees to sell to Buyer(s) _____, the real property and all improvements thereon (herein referred to as the Property), and Buyer agrees to purchase said Property from the Seller on the terms and conditions set forth in this contract.

The Property located at: _____ in the City of: _____ County of: _____ in the State of Missouri. And more particularly described as (Legal Description):

PURCHASE PRICE: The total purchase price to be paid for the Property by the Buyer is payable as follows:

- a. Initial deposit, held in escrow at: _____ \$ _____
- b. Additional sum due at closing (not including pro-rations) \$ _____
- c. _____ \$ _____

TOTAL PURCHASE PRICE: \$ _____

Purchase in contingent on the following:

- 1. **FINANCING:** Offer is subject to buyer obtaining a real estate mortgage for no less that \$ _____ payable over _____ years with interest not to exceed _____ % at customary terms with a firm commitment thereto _____ days for date hereof
- 2. **INSURANCE:** Buyer will be able to obtain insurance in amount that equals or exceeds purchase price.
- 3. **HOME INSPECTION:** Offer is further subject to Buyer obtaining a satisfactory home inspection report within _____ days from date hereof. If home inspection report is not submitted to seller within said time home will be deemed satisfactory to buyer, with exception of termite inspection described below.
- 4. **PRORATIONS:** Taxes, insurance, interest, rents and other expenses and revenue of said Property shall be prorated as of the date of closing.
- 5. Said property is to be sold free and clear of all encumbrances, by good and marketable title, with full possession to said property available to Buyer at date of closing. All keys are to be given to buyer at closing.
- 6. The closing shall occur on or before _____, 20__ at the following location:
- 7. The Property is being sold "by owner" and no broker commissions will be paid by buyer or seller.
- 8. Seller will pay \$ _____ toward title insurance and closing fees.
- 9. Buyer to pay all remaining closing cost.
- 10. Other Items:

This offer shall remain open until _____ o'clock, _____, 20__.

Sign and Agreed upon by:

_____	_____	_____	_____
Buyer	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Seller	Date