

# Offer to Purchase Real Estate

Seller(s) \_\_\_\_\_,

Hereby agrees to sell to Buyer(s) \_\_\_\_\_ **SPRENGER PROPERTIES, LLC.** \_\_\_\_\_, 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 than \$ \_\_\_\_\_ 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. **TERMITE INSPECTION:** Within \_\_\_\_\_ days from hereof, Buyer, at Buyer's expense, shall have the right to obtain a written report from a licensed exterminator stating that there is no evidence of live termite or other wood-boring insect infestation on said property nor substantial damage from prior infestation on said property. If there is such evidence, Seller shall pay up to three (3%) percent of the purchase price for the treatment required to remedy such infestation, including repairing and replacing portions of said improvements which have been damaged; but if the costs for such treatment or repairs exceed three (3%) percent of the purchase price, Buyer may elect to pay such excess. If Buyer elects not to pay, Seller may cancel the contract.
5. **PRORATIONS:** Taxes, insurance, interest, rents and other expenses and revenue of said Property shall be prorated as of the date of closing.
6. 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.
7. The closing shall occur on or before \_\_\_\_\_, 20\_\_ at the following location:
8. The Property is being sold "by owner" and no broker commissions will be paid by buyer or seller.
9. Seller will pay \$ \_\_\_\_\_ toward title insurance and closing fees.
10. Buyer to pay all remaining closing cost.
11. Other Items:

This offer shall remain open until \_\_\_\_\_ o'clock, \_\_\_\_\_, 20\_\_.

Sign and Agreed upon by:

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