



I hereby acknowledge receipt of a deposit in the amount of \$ \_\_\_\_\_ from the BUYER this \_\_\_\_\_ day of \_\_\_\_\_

RECEIPT FOR DEPOSIT

BUYER \_\_\_\_\_ BUYER \_\_\_\_\_

The BUYER: (check one and sign below): (a) ACCEPT(S) the Counteroffer as set forth above at \_\_\_\_\_ a.m./p.m. on this \_\_\_\_\_ day of \_\_\_\_\_ (b) REJECT(S) the Counteroffer.

IF COUNTEROFFER FROM SELLER BUYER'S REPLY

This Counteroffer shall expire at \_\_\_\_\_ a.m./p.m. on \_\_\_\_\_ if not withdrawn earlier. SELLER, or spouse \_\_\_\_\_ SELLER \_\_\_\_\_

SELLER(S): (check one and sign below) (a) ACCEPT(S) the Offer as set forth above at \_\_\_\_\_ a.m./p.m. on this \_\_\_\_\_ day of \_\_\_\_\_ (b) REJECT(S) the Offer. (c) Reject(s) the Offer and MAKE(S) A COUNTEROFFER on the following terms: \_\_\_\_\_

SELLER'S REPLY

BUYER \_\_\_\_\_ BUYER \_\_\_\_\_ Today's Date \_\_\_\_\_ Today's Date \_\_\_\_\_

8. Buyer's Default. If the BUYER defaults in BUYER'S obligations, all monies tendered as a deposit shall be paid to the SELLER as liquidated damages and this shall be SELLER'S sole remedy. 9. Additional Terms. waived inspection, 6(d) is cleared, final walk through. This purchase include 3 parking lots, 2 parking lots are separately decided from the unit #612. BUYER \_\_\_\_\_ BUYER \_\_\_\_\_ Today's Date \_\_\_\_\_ Today's Date \_\_\_\_\_

b. Inspections. (Delete if Waived) The BUYER'S obligations under this agreement are subject to the right to obtain inspection(s) of the Premises or any aspect thereof, including, but not limited to, home, pest, radon, lead paint, septic/sewer, water quality, and water drainage by consultant(s) regularly in the business of conducting said inspections, of BUYER'S own choosing, and at BUYER'S sole cost within \_\_\_\_\_ days after SELLER'S acceptance of this agreement. If the results are not satisfactory to BUYER, in BUYER'S sole discretion, BUYER shall have the right to give written notice received by the SELLER or SELLER'S agent by 5:00 p.m. on the calendar day after the date set forth above, terminating this agreement. Upon receipt of such notice this agreement shall be void and all monies deposited by the BUYER shall be returned. Failure to provide timely notice of termination shall constitute a waiver. In the event that the BUYER does not exercise the right to have such inspection(s) or to so terminate, the SELLER and the listing broker are each released from claims relating to the condition of the Premises that the BUYER or the BUYER'S consultants could reasonably have discovered. 7. Representations/Acknowledgments. The BUYER acknowledges receipt of an agency disclosure, lead paint disclosure (for residences built before 1978) and Home Inspectors Facts For Consumers brochure (prepared by the Office of Consumer Affairs). The BUYER is not relying upon any representation, verbal or written, from any real estate broker or licensee concerning legal use. Any reference to the category (single family, multi-family, residential, commercial) or the use of this property in any advertisement or listing sheet, including the number of units, number of rooms or other classification is not a representation concerning legal use or compliance with zoning by-laws, building code, sanitary code or other public or private restrictions by the broker. The BUYER understands that if this information is important to BUYER, it is the duty of the BUYER to seek advice from an attorney or written confirmation from the municipality. In addition, the BUYER acknowledges that there are no warranties or representations made by the SELLER or any broker on which BUYER relies in making this Offer, except those previously made in writing and the following: (if none, write "NONE"): None