

**OFFER TO PURCHASE REAL ESTATE
INMAN CROSSING CONDOMINIUM**

TO:

Date:

The property herein referred to is identified as follows: Unit _____, Inman Crossing Condominium, 305 Webster Avenue, Cambridge, MA.

I hereby offer to buy said Unit, which has been offered to me by _____

1. I will pay therefor _____, of which
 - (a) \$ _____ is paid herewith as a deposit to bind this Offer.
 - (b) \$ _____ is to be paid as an additional deposit upon the execution of the Purchase and Sale Agreement provided for below.
 - (c) \$ _____ is to be paid at the time of delivery of the Deed in cash, or by certified, cashier's, treasurer's or bank check(s), or bank wire.
 - (d) \$ _____
 - (e) \$ _____ Total Purchase Price

2. This Offer is good until _____ AM/PM on _____ at or before which time a copy hereof shall be signed by you, the Seller, signifying acceptance of this Offer, and returned to Buyer forthwith, otherwise this Offer shall be considered rejected and the money deposited herewith shall be returned to Buyer forthwith.

3. Within 48 hours of the execution of this Offer by all parties, Buyer and Seller's agent shall conduct a "hard hat tour" of the premises and the Unit. In the event Buyer finds the premises or the Unit unsatisfactory following the hard hat tour, Buyer shall so notify Seller or Seller's agent and this Offer shall be considered terminated and without recourse to any party, and the money deposited herewith shall be returned to Buyer forthwith.

4. The parties hereto shall, on or before _____ AM/PM _____, execute the Purchase and Sale Agreement attached hereto or a form substantially similar thereto, which, when executed, shall be the agreement between the parties hereto.

5. A good and sufficient Deed, conveying a good and clear record and marketable title shall be delivered at 12:00 Noon on _____ 2020 at the Middlesex South Registry of Deeds, unless some other time and place are mutually agreed upon in writing.

6. 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 _____ 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 deposits held under its terms.

7. Time is of the essence hereof.

8. The initialed riders, if any, attached hereto are incorporated herein by reference. Additional terms and conditions, if any: Mortgage Contingency Addendum, Purchase and Sale Agreement, Illustrative Floor Plans, Specifications.

NOTICE: The purpose of this document is to memorialize certain business points. The parties mutually acknowledge that their agreement is qualified and that they, therefore, contemplate the drafting and execution of a more detailed agreement. They intend to be bound by the execution of such an agreement and not by this preliminary document. If not understood, consult an attorney.

WITNESS my (our) hand(s) and seal(s). SIGNED

_____ Buyer

_____ Buyer

_____ Address

_____ Phone numbers (home and work)

This Offer is hereby accepted upon the foregoing terms and conditions at _____ AM/PM on _____

WITNESS my (our) hand(s) and seal(s).

305 Webster Avenue Condominiums LLC

Seller, by:
Its Manager

RECEIPT FOR DEPOSIT

DATE: _____

Received from _____ Buyer the sum of \$ _____ as deposit under the terms and conditions of the above Offer, to be held by _____ as escrow agent.

Agent for Seller

MORTGAGE CONTINGENCY ADDENDUM

In order to help finance the acquisition of said premises, the BUYER shall apply for a conventional bank or other institutional mortgage loan of \$ _____ at prevailing rates, terms and conditions. If despite BUYER's diligent efforts a commitment for such loan cannot be obtained on or before _____, 2020 the BUYER may terminate this agreement by written notice to the SELLER and/or Broker(s), as agent(s) for the SELLER, prior to the expiration of such time, whereupon any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto. In no event will the BUYER be deemed to have used diligent efforts to obtain such commitment unless the BUYER submits a complete mortgage loan application conforming to the foregoing provisions on or before _____, 2020. Diligent efforts shall be defined herein as prompt application to a single lender.

INITIALS:

Seller

Buyer

Broker

Buyer