

COLUMBIA COUNTY BOARD OF REALTORS

Standard Purchase Offer & Deposit Receipt (Page 1 of 2)

THIS IS A LEGALLY BINDING CONTRACT, IT IS RECOMMENDED YOU CONSULT AN ATTORNEY BEFORE SIGNING

The undersigned hereby offers to purchase from the Owner thereof the following real property:

Tax Map No. _____

for the purchase price of \$ _____

- \$ _____ Upon signing this offer (to be returned if not accepted).
- \$ _____ Upon the execution of a formal contract.
- \$ _____ Upon transfer of Title (cash, bank check or certified check).

CONTINGENCIES:

1. Mortgage Yes _____ No _____ Amount \$ _____
 \$ _____ from lending institution at prevailing interest rate.
 \$ _____ from Seller at _____ % for _____ years.
2. Insurable Title and attorney's approval of same.
3. Potable Water ___ Yes ___ No
4. Satisfactory engineer's structural inspection ___ Yes ___ No
5. Satisfactory pest inspection ___ Yes ___ No
6. Satisfactory radon test ___ Yes ___ No

All tests and inspections will be paid for by the purchaser and completed by: _____

SALE INCLUDES THE FOLLOWING ITEMS:

The parties shall enter into a formal Contract of Sale of the subject premises by the _____ day of _____, 2007.

In the event the parties are unable to enter into a formal contract by said date, either party, who acted in good faith, shall have the right to cancel this purchase offer and the purchaser shall be entitled to a return of the deposit in full.

The aforesaid date may be extended by mutual agreement of the parties and/or their attorneys in writing.

The Closing of Title shall take place at the lending institution granting the mortgage, the office of the attorney for the lending institution, or the office of the attorney for the seller on or about the _____ day of _____, 2007.

Any deposit made hereunder shall be held in escrow by the undersigned Broker in his/her escrow account in the FIRST NIAGARA BANK – CHATHAM BRANCH.

Upon the execution of the formal contract of sale, or sooner at the option of the Broker, the aforesaid deposit shall be turned over to the attorney for the seller, who shall hold the same in escrow pending closing of title.

_____ Seller	_____ Date	_____ Purchaser	_____ Date
_____ Seller	_____ Date	_____ Purchaser	_____ Date

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Tax Map No. _____

The parties hereto acknowledge that THE GRAY RIDER REAL ESTATE COMPANY and _____ is/are the sole Real Estate Broker(s) who brought about the within sale and the commission therefore will be paid by the Seller to the Listing Broker pursuant to the terms of a separate agreement.

This purchase offer may not be assigned in whole or in part without the prior written consent of the Seller.

When the sense of this purchase offer shall require, the words "seller" or "purchaser" shall be considered as plural.

(John Wallace - The Gray Rider Real Estate Co.) Date (518) 392-7062 Phone Number

Seller Date Purchaser Date

Seller Date Purchaser Date

Address: _____ Address: _____

Phone: _____ Phone: _____

This contract is subject to approval by the Seller's and Purchaser's Attorney by _____, 2007, or will be considered acceptable.

Sellers Attorney: _____ Purchaser's Attorney: _____

Address _____ Address _____

Phone: _____ Fax: _____ Phone: _____ Fax: _____