



CONTRACT TO PURCHASE REAL ESTATE #501
(With Contingencies)
(Binding Contract. If Legal Advice Is Desired, Consult An Attorney.)

From: BUYER(S): To: OWNER OF RECORD ("SELLER"):
Name(s): Name(s):
Address: Address:

The BUYER offers to purchase the real property described as
together with all buildings and improvements thereon (the "Premises") to which I have been introduced by
upon the following terms and conditions:

1. Purchase Price: The BUYER agrees to pay the sum of \$
Premises, due as follows:
i. \$ as a deposit to bind this Offer;
ii. \$ as an additional deposit upon executing the Purchase And Sale Agreement;
iii. Balance by bank's, cashier's, treasurer's or certified check or wire transfer at time for closing.

2. Duration Of Offer. This Offer is valid until a.m. p.m. on
by which time a copy of
this Offer shall be signed by the SELLER, accepting this Offer and returned to the BUYER, otherwise this Offer shall be deemed
rejected and the money tendered herewith shall be returned to the BUYER. Upon written notice to the BUYER or BUYER'S agent of
the SELLER'S acceptance, the accepted Offer shall form a binding agreement. Time is of the essence as to each provision.

3. Purchase And Sale Agreement. The SELLER and the BUYER shall, on or before a.m. p.m. on
execute the Standard Purchase and Sale Agreement of the MASSACHUSETTS ASSOCIATION OF
REALTORS® or substantial equivalent which, when executed, shall become the entire agreement between the parties and this Offer
shall have no further force and effect.

4. Closing. The SELLER agrees to deliver a good and sufficient deed conveying good and clear record and marketable title at
a.m. p.m. on
at the County Registry of Deeds or such other time
or place as may be mutually agreed upon by the parties.

5. Escrow. The deposit shall be held by , as escrow agent, subject to the terms
hereof. Endorsement or negotiation of this deposit by the real estate broker shall not be deemed acceptance of the terms of the Offer. In
the event of any disagreement between the parties concerning to whom escrowed funds should be paid, the escrow agent may retain
said deposit pending written instructions mutually given by the BUYER and SELLER. The escrow agent shall abide by any Court
decision concerning to whom the funds shall be paid and shall not be made a party to a pending lawsuit solely as a result of holding
escrowed funds. Should the escrow agent be made a party in violation of this paragraph, the escrow agent shall be dismissed and the
party asserting a claim against the escrow agent shall pay the agent's reasonable attorneys' fees and costs.

6. Contingencies. It is agreed that the BUYER'S obligations under this Offer and any Purchase and Sale Agreement signed pursuant
to this Offer are expressly conditioned upon the following terms and conditions:

a. Mortgage. (Delete if Waived) The BUYER'S obligation to purchase is conditioned upon obtaining a written commitment for
financing in the amount of \$ at prevailing rates, terms and conditions by .
The BUYER shall have an obligation to act reasonably diligently to satisfy any condition within the BUYER'S control. If, despite
reasonable efforts, the BUYER has been unable to obtain such written commitment the BUYER may terminate this agreement by
giving written notice that is received by 5:00 p.m. on the calendar day after the date set forth above. In the event that notice has not
been received, this condition is deemed waived. In the event that due notice has been received, the obligations of the parties shall cease
and this agreement shall be void; and all monies deposited by the BUYER shall be returned. In no event shall the
BUYER be deemed to have used reasonable efforts to obtain financing unless the BUYER has submitted one application by
and acted reasonably promptly in providing additional information requested by the mortgage lender.

**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), urea formaldehyde foam insulation disclosure and Home Inspectors Facts For Consumers brochure (prepared by the Office of Consumer Affairs). The BUYER acknowledges that there are no warranties or representations on which BUYER relies in making this Offer, except those previously made in writing and the following: (if none, write "NONE"):

\_\_\_\_\_

\_\_\_\_\_

**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.**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
BUYER

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**SELLER'S REPLY**

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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

This Counteroffer shall expire at \_\_\_\_\_  a.m.  p.m. on \_\_\_\_\_ if not withdrawn earlier.

\_\_\_\_\_  
SELLER, or spouse

\_\_\_\_\_  
SELLER

\*\*\*\*\*  
**(IF COUNTEROFFER FROM SELLER) BUYER'S REPLY**

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.

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
BUYER

\*\*\*\*\*  
**RECEIPT FOR DEPOSIT**

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

\_\_\_\_\_  
Escrow Agent or Authorized representative