Stanton & Taylor
REAL ESTATE

OFFER TO PURCHASE: 8/8 MACQUARIE AVE., PENRITH NSW 2750

The below process has been agreed with our vendor if multiple offers are received:

1. Buyer/s submit their offer to purchase **BY EMAIL** (to the agent: details bottom of this page)

2. Following the days open homes, the agent will email those that have submitted a written offer, stating how many offers have been received and providing a deadline for buyers to review and submit one final and best offer. After this deadline, all final offers will be submitted to the vendor.

   Please note it is up to the buyer to contemplate and submit their final and best offer based upon their own assessment; ***there will be no disclosure of one buyers offer to another during this process. Our process is one of confidentiality and integrity****. This is a two stage offer process – initial offer, then final / best offer (being the final chance to review) The process is designed to provide buyers reasonable time to contemplate their final offer; to be fair by giving all buyers equal opportunity to put their best offer forward, to avoid a bidding war in a private treaty sale, and to act in the interest of the vendor.* ***All offers are received in writing and we welcome a review by any buyer/s that would like to confirm the authenticity of our process and the offers received (following the expiry of the cooling off period when the sale is unconditional).***

3. The agent will submit **ALL final offers** to the seller. It is the seller's decision to accept or decline any offer. The agent will then contact all parties in writing with the outcome.

4. **The buyer understands that on acceptance of their offer they are to sign the Contract of Sale and pay the initial holding deposit of 0.25% of the purchase price**.

   The property remains on the market until point 4. is complete, ie. until contracts are signed and deposit is paid.

   The initial holding deposit of 0.25% is non-refundable, but guarantees the legal commitment of the seller to that buyer for the duration of the cooling off period.

   The buyer has the benefit of a cooling off period during which they and their solicitor or conveyancer will complete all due diligence and request any contract amendments before proceeding with the full (10%) deposit.

NOTE: An offer is not legally binding before the exchange of Contracts and the payment of a deposit

Purchaser Name: ________________________ Offer: $ ___________________

Mobile: ______________ Email: _______________________________________

Purchaser Signature: _____________________________Date: ___ /___ / ____

Finance: a. Pre-approved b. Formal approval c. Yet to apply d. Cash purchase

NOTE WELL: be sure to be available for communications about your offer during the day it was made. All efforts will be made to contact you by email to inform you on the timing of final offers. Buyers must look out for emails sent by the agent. **No response will deem the initial offer as being the final and best offer from that buyer.**

AGENT: **JUSTIN COHEN** **0481 147 841** justin@stantonandtaylor.com.au