

## OFFER TO PURCHASE: 21 COOLABAH ROAD, VALLEY HEIGHTS NSW 2777

**If multiple offers are received**, this process has been agreed with our vendors:

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, confirming how many offers have been received and providing a deadline for buyers to review and submit one final and best offer.
3. At the time of the deadline, 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 about the deadline for 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.**

*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 any buyers offer to other buyers. Our process is one of confidentiality and integrity.** This is a two stage offer process – an initial offer, then one final / best offer) The process is designed to provide buyers reasonable time to contemplate what they are prepared to pay; to avoid a bidding war in a private treaty sale, to act in the interest of the vendor and to be fair by giving all buyers equal opportunity. **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 of the offers received (NB: this can only occur following the expiry of the cooling off period when the sale is unconditional).***

AGENT: **Justin Cohen** 0481 147 841 [justin@stantonandtaylor.com.au](mailto:justin@stantonandtaylor.com.au)