

Option to Purchase Real Property Agreement

Date: _____

This option agreement is entered into between the Parties, Seller(s) and Buyer(s), below in consideration of and subject to the following terms and conditions:

1. Parties: _____ and/or assigns as "Buyer" and
_____ as "Seller(s)"

2. Property Address: _____

3. Offer: Buyer has the option to buy the property at \$ _____

4. Period: 45 days

5. Provisions:

- Seller understands that buyer is acting as a principle in the transaction and is not working as a licensed real estate broker representing anyone in the transaction.
- Upon buyer's decision to exercise this option, both parties agree to move forward with the necessary standard purchase and sales agreement.
- Seller may cancel this agreement at any time if they find their own buyer or tenant or decide not to sell.
- Seller agrees to allow buyer to notify investors/partners that the property is for sale.
- If buyer does not exercise their option to buy within 45 days of acceptance of this Option Agreement, this agreement becomes null and void.
- Seller agrees to allow buyer access to the property via lock box. (provided by buyer)
- All parties agree that property is being sold in "as is" condition unless noted otherwise.

6. Added Comments: _____

Buyer: _____ **Date:** _____

Seller: _____ **Date:** _____

Seller: _____ **Date:** _____