



Offer to Purchase

Property Address: _____

Purchaser(s) Details: (including full name, residential address & contact details)

Offer Amount: _____

Terms & Conditions of Offer:

Deposit Amount: (standard is 10% of purchase price)

Deposit Payment Method: _____

Settlement Requested: (standard is 42 days)

Do you hold finance approval? If so, is this a pre-approval or formal loan approval & through which organisation?

Signature: _____

Signature: _____

Date: _____



Elders Real Estate would like to make it as easy as possible for you to purchase a home. In this regards, we are able to assist in many ways, but do need you to take us into your confidence as we point you in the right direction.

Questions such as the following sometimes just require a simple answer but in some cases they may need a professional response & guidance.

- How do I get a loan?
- How much deposit is required?
- Is a building inspection required?
- Do I need a pest report?
- Do I need to seek advice from my solicitor or conveyancer?
- How long does it all take?

What is very important for you is to understand how you actually proceed to the next step in securing the property.

Elders Real Estate has a policy to only accept your offer to purchase in writing.

- Auction:** If your offer to purchase is made prior to the advertised auction day then the offer must be expressed on the "Contract of Sale" provided by Elders Real Estate with a cheque for the 10% deposit attached & a 66W Certificate.
- Private Treaty:** You will find over page a "Letter of Offer" that should be submitted to Elders Real Estate. However, our experience shows that an offer expressed using the method (A) usually has a greater chance of success.

It is our desire to make your purchase a happy experience & we will do all we can to contribute. Elders Real Estate is committed to best practice standards & welcome your feedback. Please do not hesitate to seek our assistance at any time at:

36 Wingewarra Street, Dubbo
02 6881 7800

Regards,
Elders Real Estate Dubbo