OFFER TO PURCHASE REAL ESTATE: LAND CONTRACT

follows:	The unders	igned hereby offer and	agree to purcha	ase property situal	led in the	01	, County of	, Michigan, described as
and rotor, s in and on th	th all improv	storm windows, screen and subject to building	e awninge if ar	237			beting, curtain and drapery rods, a	ttached mirrors, television antennas now
	1.	Payment of such pure	chase money sha	all be made in cas	h, certified check, or	bank money order, as	follows:	
		\$balance of \$interest atpayment to become d	lue thirty (30) da	down payme% p[er annum	ent upon execution a shall be payab , interest which DO! ate, for a term of	nd delivery of Land C le in monthly installn ES/DOES NOT include	Contract, upon a standard title instents of \$ le taxes and insurance, to start or years.	urance company form, wherein the - or more, including a date of closing and the first such
sum of \$	2.	The Seller shall deliv	ver possession of y as rent. Subje	f the property on o	or before g tenant's rights:	I	from the date of closing to the date	of vacating the Seller shall pay the
		ue him and returning to	the Seller the t	inused portion of	rent as determined by	the date the property	is vacated and the keys surrendere	ne occupancy charges, paying to the d to the Broker. The Broker has no escrow agent for holding of the rent
that it shall	4. be credited of	We authorize on the purchase price if	the sale is cons	ummated or return	to make this offer ned to the undersigned	er and hold the deposit d if the offer is not acc	of \$ under Ac epted within five (5) days after the	t 112 PA of 1960 Section 13 (j) and date hereof.
current title	5. e insurance po	If this offer is accept olicy in the amount of t					days after delivery to the Purcha	ser of a certified abstract of title or
6. TAXES, ASSESSMENTS, PRORATIONS: All taxes and assessments which are a lien upon the land at the date of this offer shall be paid by the Seller. Current taxes, interest, water bill, rentals and insurance, if assumed, shall be adjusted and prorated as of the date of closing with taxes being prorated on a DUE DATE basis.								
		nsuring against the def	ects in question	. In the event th	at the Seller is unab	le to remedy the defec	ts to the title, the Purchasers may	nedy the title defects or obtain title accept the title as is or cancel the to cause the return of the deposit.
8. DEFAULT PURCHASER: In the event of the default by the Purchaser of any terms herein, the Seller may, at his option, retain the deposit as liquidated damages or elect to enforce the terms hereof.								
9. DEFAULT SELLER: In the event of a default by the Seller of any terms herein, the Purchaser may, at his option, elect to enforce the terms hereof, or receive an immediate refund of this entire deposit in full termination of this agreement.								
condition as	10. s when the of	It is understood that ffer was made.	the property is	being purchased	in its present condi-	tion and that it will b	e delivered by the Seller to the P	urchasers in substantially the same
agents or th	11. ne Seller upor	We hereby acknowle n which we are relying,			e entire agreement b	etween the parties and	that there are no representations	or warranties by the Broker or his
	12.	By the execution of t	his instrument, l	Purchaser hereby	acknowledges the rec	eipt of a copy of this o	ffer.	
	13.	Additional con	nditions, i	f any:				
Signed and	sealed this	day of			20 .			
In presence	of:					Purchaser:		
						Phone:		
BROKER'S ACKNOWLEDGMENT OF DEPOSIT								
Received from the above-named Purchaser, the deposit money shown in Paragraph 4, in the form of								
-								
This is a co	operative sal	e on a						
	W- 4b	d	-64hhd-		CCEPTANCE (
We, the undersigned, the Owners of the above-described property hereby accept the foregoing offer in accordance with the terms stated and agree to sell and convey marketable fee simple title, and to pay a commission of (\$								
Purchaser a								
In presence of:						ent and the deposit, an	nd directs that the deposit be reta	ined as provided or returned to the
In presence	is the case ma	signed Seller acknowle ay be, in accordance wi			copy of this instrume	ent and the deposit, as	nd directs that the deposit be reta	ined as provided or returned to the
In presence	is the case ma				copy of this instrume	• •	nd directs that the deposit be reta	ined as provided or returned to the
In presence	is the case ma				copy of this instrume	Seller:	nd directs that the deposit be reta	ined as provided or returned to the
In presence	is the case ma				copy of this instrume	Seller: Address:		ined as provided or returned to the
In presence	is the case ma		ith the terms of t	the agreement.		Seller: Address:		ined as provided or returned to the
In presence	s the case ma		ith the terms of t	the agreement. PURCHASEF	R'S RECEIPT O	Seller: Address: Phone: F ACCEPTED O	FFER	ined as provided or returned to the
In presence	s the case ma	ay be, in accordance wi	ith the terms of t	the agreement. PURCHASEF	R'S RECEIPT O	Seller: Address: Phone: F ACCEPTED O	FFER	ined as provided or returned to the