

MULTIPLE OFFER PROCEDURE FORM

(If you fail to execute and return this document we will not be able to consider your offer)

Date: _____

Property Description: _____

Purchaser Name: _____

Selling Agent, Broker & Phone: _____

Dear Purchaser:

We are involved in a multiple offer situation on the above referenced property.

ALL OFFERS will be considered subject to the following:

1. All offers must be in writing, no verbal offers will be accepted.
2. The Listing Agent must receive your written "best" offer no later than _____ (date) by _____ (time). Delivery of such offer may be via facsimile to:

Listing Broker & Fax #: _____

3. The Listing Agent will present all "best" offers to Seller no later than the next day.
4. The following terms and conditions shall be applicable to you and to any offer:
 - a.** Seller shall have sole and absolute discretion to accept or reject any offer received. Seller has absolute right and discretion to reject all offers.
 - b.** Subsequent to receipt of offers, Seller shall have the absolute right to deal with any Broker and/or one or more Purchasers to further negotiate the terms and conditions of any offer. In so doing, Seller shall have no obligation to negotiate or communicate with each, every, or any other Purchaser.
 - c.** Under no circumstances shall verbal communication be binding on Seller.
 - d.** The acceptance of any offer shall be conditioned upon the subsequent execution by the Purchaser and Seller of a written contract of sale. Seller shall have no obligation to sell property unless written contract is fully executed.
5. In the event an accepted offer does not result in a closing, Seller reserves the right to re-open negotiations with any Purchaser.

Please sign below and return this form to the Listing Broker. **Failure to transmit such acceptance may prevent your offer from being considered.**

ACKNOWLEDGED AND AGREED TO BY:

Purchaser Date

Purchaser Date