

TO: Professor George Frederick Hart and Mrs Clare Cynthia Olive Hart nee MOON

FROM: -----

With this letter we (I) offer to purchase certain real estate located in Boulder County, Colorado.

ITEM 1: **PROPERTY DESCRIPTION:** Legal address: 800, Bison Drive, Boulder County, Colorado 80302.

This offer includes all improvements and fixed items and does not include furniture or other removable items other than those designated by the present owners and already listed and known to us (me).

ITEM 2: **PRICE:** The purchase price offered for the property is \$1 million, eight hundred and fifty thousands United States of America dollars and zero cents [\$US1,850,000].

ITEM 3: **PAYMENT OF PURCHASE PRICE:** Complete payment to be rendered at the Closing of this real estate contract.

ITEM 4: This offer [is] [is not] contingent on the buyer obtaining financing.

ITEM 5: **CLOSING COSTS:** All closing costs shall be paid by the buyer, with the exception of those specifically disallowed by the financing agent or organization.

ITEM 6: **EARNEST MONEY:** The sum of \$US in the form of check or cash will be provided to the sellers upon acceptance of this offer. This earnest money is to be applied to the cash down payment.

ITEM 7: a: **PROPOSED CLOSING DATE:**
b: **PROPOSED POSSESSION DATE:**
c: **TITLE TO BE CONVEYED TO:**

ITEM 8: **INSURANCE:** Insurance of the real estate is the responsibility of the Seller until the time of transfer of ownership at closing.

ITEM 9: **PRORATION:** Property taxes shall be prorated at closing. The Bison Road 2011 Road Maintenance cost will be paid by the seller.

ITEM 10: **TITLE AND CONVEYANCE:** the Seller is to convey Title by [specify which]:
EITHER AS: Warranty Deed subject only to easements and rights-of-way
OR AS: Other method as described herein:

If this offer is accepted the **Colorado Contract to Purchase Residential Real Estate** will be prepared. Our agreement to purchase the said real estate is contingent upon approval and signing of the said **Colorado Contract to Purchase Residential Real Estate** by both parties, and completion of all contingencies and obligations described therein.

This offer is made by:dated:
This offer shall be null and void at: time..... date.....month.....year.....

Signed:.....