**OFFER TO PURCHASE**

(Real Estate)

Mr. Jerry Benitez

18 Sunflower St, New Manila,

Quezon City

                Re: Blk.\_\_\_ Lot\_\_\_, Camilla St., Manila; with

lot area of \_\_\_\_\_sqm. more or less; covered

                by T.C.T. No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Dear Mr. Benitez,**

This is to express our firm offer to buy the above stated property through our authorized brokers, Alex Ortiz, subject to the following terms and conditions:

Purchase Price PhP: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Terms and Conditions:

1) Upon acceptance of this offer, earnest money in the amount of  *amount in words* (Php:\_\_\_\_\_\_\_\_) shall be paid and shall be credited as part of the purchase price.

2) The balance, in the amount of *amount in words* (Php:\_\_\_\_\_\_\_\_) shall be paid in full within 15 working days.

3) The Capital Gains Tax and Broker's commission shall be for the account of the SELLER, while the Documentary Stamps, Transfer Tax and Registration Fees shall be for the account of the BUYER.

*Note: Revise and/or add terms and conditions of your offer. Also, change the names of the parties as applicable to you.*

If the above terms and conditions are acceptable to you, please signify your conformity by signing on the space provided below.

Truly yours,

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**James Santos, Jr.**

            (Buyer)

Conforme:

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**Victor Benitez**

            (Seller)