

EXAMPLE OF PURCHASE OFFER

To: The seller Mr .....

The undersigned, ....., born in ..... on ....., and presently residing at ..... Fiscal Code ..... with the present document proposes to purchase the property in Florence located ....., in its entirety for himself, business or other person to be named when the deed is drawn up, according to the conditions as outlined below. Said property is identified thus according to NCEU of Florence survey: foglio ....., particella ....., subalterno .... composed of ..... rooms plus bathrooms and whatever else is pertinent.

It is to be stated that said property is free of persons and things with the exception of the kitchen and it's fittings, terrace furniture and wardrobes, and what else was custom made.

With acceptance of this document the seller guarantees that, the property was acquired legally and that at the time of transfer to the purchaser the property must be free of liens, mortgages, lawsuits and other claims, registrations, transcriptions and prejudicial charges, as well as meet building, urban, catastral and fiscal codes, with condominium charges paid to date and with the property saleable in the eyes of the law.

The price offered by the undersigned is .....\ euro (.....\00 euros), to be paid as follows:

Euro .....\00 euro (.....\00 euro) to be paid as security deposit by bank check (or wire transfer after acceptance), in favour of the seller Mr ..... check n. .... on Bank ..... as indicated upon acceptance of this offer. This acceptance of the present proposal must occur by the date of ..... This proposal may not be revoked and depends on acceptance by the seller and guarantee by the proposed purchaser: in case of acceptance the above check will be given to the seller (or person indicated by power of attorney) and shall be considered as a confirmatory deposit to be deducted from the final sale price. Should the seller not accept this proposal, the present document has no validity and I, the undersigned, will not have any right to make claims towards anyone. Should purchase not take place for causes or fault on my part, the seller, Mr ....., is authorized to keep the security deposit as mentioned above.

The remaining sum of Euro ..... (.....\00) euros shall be paid as follows:

- 1) .....\00 (.....\00) euros at the time of signing a "preliminary" contract which shall be stipulated no later than .....
- 2) .....\00 (.....\00) euros at the time of the final contract which shall be stipulated no later than .....

Both the preliminary and final contracts shall be stipulated by a notary official of my choice. I shall inform the seller, or person acting on his/her behalf, of the name of the Notary official at least 30 days prior of the preliminary. The seller shall present the necessary documentation as requested by the notary official at least 20 days prior of the final contract or preliminary contract if requested by the notary.

The notary official's fees and contract registration shall be, in their entirety, paid by me, the purchaser, while the seller shall pay for all costs related to the preparation of the necessary documentation to be presented to the notary official.

Possession of the property shall be transferred upon signature of the final contract.

Date..... Signature.....

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The undersigned seller Mr ..... Fiscal Code ..... declares to have and/or represent the full ownership (or hold power of attorney no. .... dated.....) of the property as identified above, and to be authorized to accept without reservations the purchase proposal as outlined above.

I, the undersigned, guarantee that said property was acquired legally and that it shall be transferred with all the guarantees of law in its present condition, with its condominium proportions if existent and utility systems as appropriate for use of the property, free of liens, mortgages, lawsuits and other claims, registrations, transcriptions and prejudicial charges, as well as meet building, urban, catastral and fiscal codes. I agree to provide the purchaser with full guarantees regarding my company, owner of the property, and if necessary or requested to provide a bank guarantee.

With signature of the present document, I accept fully the agreement as outlined above.

Date..... Signature.....