

OFFER TO PURCHASE
For Vacant Land

Sharon W. Oakley,
I/We, Cathy W. Petty and Larry G. White, hereby offer to purchase the property described below for \$ 250.00. I/We are paying the City of Durham, General Services Department, Real Estate Division, an earnest money deposit of \$ ZERO with a certified check or money order and the balance of the purchase price will be due at closing. I/We understand that I/we will be responsible for the payment of the closing costs. I/We understand that the City Council reserves the right to reject the offer without explanation.

I/We understand that the terms of the sale are: (1) property is being sold "AS IS" (any offers received with conditions will be considered non-responsive); (2) closing within ninety (90) days after City Council's acceptance of my/our offer; (3) the City will convey the property by a non-warranty deed; (4) payment at closing shall be made by certified check or cashier's check payable to the City of Durham; (5) the buyer will be responsible for the payment of ad valorem taxes for the current tax year if closing occurs after January 1 but before July 1 (taxes will not be prorated), and Buyer is responsible for listing the property with the Tax Assessors' Office; and (6) time is of the essence, therefore if my/our offer is accepted, but I/we fail to close within ninety days after City Council accepts my/our offer, the earnest money deposit is subject to forfeiture. I understand that this offer may not be withdrawn once the offer is submitted. If my offer is not accepted, my/our deposit will be returned at the time the City Council awards the property to the highest responsible offeror, unless I/we have indicated otherwise below. This offer may not be assigned to other parties.. I/we will be legally responsible if the City Council accepts my/our offer.

My/Our offer to purchase is for property located at: 1127 Midland Terrace, Durham, NC
Parcel ID #130198

My/Our offer is made this date and will continue until accepted or rejected by the City Council.

Signature Sharon W Oakley
Date 10-28-2012

Signature Cathy W Petty
Date 10-28-12

Signature Larry G. White
Date 10-28-12

Home Address: 2711 Coonhoburg DRIVE
Durham, NC 27704

Home Address: 9800 Bayce Rd
Creedmoor, NC. 27522

Home Address 1017 White Oaks Ct
Morfe, NC. 28112

Home Phone: 919-688-3819
Office Phone: 919-560-6868
Cell Phone: 919-906-0197
E-mail Address:

Home Phone: 919-528-1483
Office Phone: 919-680-6644
Cell Phone:
E-mail Address:

Home-704-283-1172
Office-
Cell -

Initial here as authorization for the City to retain your earnest money deposit after City Council accepts an offer from the highest responsible offeror:

/ N/A I authorize the City to retain the entire amount of my deposit so that in the event the highest responsible offeror fails to close on this transaction, the City Council may consider accepting my offer as the next highest responsible offeror. I understand that acceptance or rejection of my backup offer will require City Council approval, and I will be able to get my deposit within 2 business days from the date of the deed conveyance or the date City Council rejects my backup offer, whichever occurs first.

FOR BUYER'S AGENTS (Please Complete This Section)

Signature of Broker _____ License Number _____ Date _____
N/A N/A N/A

Company _____ Office Phone _____ Cell Phone _____
N/A N/A N/A

Address: _____
N/A

E-mail Address: _____
N/A

In order to qualify for the 5% Commission, a copy of the executed Buyer Agency Agreement must be submitted along with this completed Offer to Purchase Form. Licensed brokers and provisional brokers who are also purchasers on this contract will not be paid a commission.

*Offer to Purchase Form Vacant Land
Revised 4/10/07*