

OFFER

March , 2017

TO:	NEW MEADOWS DEVELOPMENT LLC	SELLER
RE:	Unit _____, Estates on the Green Condominium Middleton, MA 01949	PROPERTY ADDRESS

1. The undersigned hereby agrees to pay a purchase price of \$ _____ , of which:
- | | | |
|----|-----------|---|
| \$ | 5,000.00 | is paid herewith as a nonrefundable payment to SELLER to bind this Offer (" <u>Initial Deposit</u> "), which shall be refundable only in accordance with Sections 2 and 3 |
| \$ | 50,000.00 | is to be paid as an additional deposit upon the execution thereof to the escrow agent named in the Purchase and Sale Agreement (the " <u>PSA</u> ") attached hereto as <u>Exhibit A</u> |
| \$ | _____.00 | is to be paid at the delivery of the Deed in cash or wire transfer |
| \$ | _____ | Total Purchase Price |
2. The undersigned retains the right to review the terms of the PSA and condominium documents and to withdraw the offer on or before noon on Sunday, March 26, 2017 (the "Withdrawal Date"). Provided however any such withdrawal must be in writing and shall be received by the SELLER before 5 p.m. on the Withdrawal Date. In the event of a withdrawal in compliance herewith, the SELLER shall return the Initial Deposit to the Undersigned. Such written withdrawal shall be sent to SELLER and its agent at the following email address:
- Anne LeBlanc-Snyder at leblancsnyder@verizon.net
3. This Offer is good until 5:00 p.m., Friday, March 31, 2017 at or before which time a copy hereof shall be signed by SELLER, signifying acceptance of the Offer otherwise it shall be considered as rejected and the Initial Deposit shall be returned to the undersigned.
4. If the Undersigned does not withdraw this Offer, in accordance with Section 3 above, and this Offer is accepted by SELLER, the Undersigned and SELLER shall be obligated to enter into the PSA, which sets forth all of the terms and conditions of the purchase and sale of the Unit. The Undersigned acknowledges that the SELLER shall be entitled to keep the Initial Deposit in the event the undersigned fails to enter into a PSA or fails to consummate the purchase of the subject Unit.
5. Time is of the essence.

THIS DOCUMENT ONCE ACCEPTED IN WRITING BY SELLER CREATES LEGALLY BINDING OBLIGATIONS. UPON THE EXECUTION HEREOF THE PARTIES AGREE TO BE BOUND BY THIS OFFER AND TO ACQUIRE AND TO SELL THE UNIT ON THE TERMS AND CONDITIONS SET FORTH ON THE PSA DELIVERED HERewith WHICH PSA SHALL CONSTITUTE THE FULL AND COMPLETE AGREEMENT OF THE PARTIES.

[Signatures appear on the following page]

WITNESS our hands and seals this ____ of March 2017.

BUYER

ACCEPTANCE

Witness our hands and seals this ____ of March 2017.

SELLER

SELLER