

# STEAN NICHOLLS PROJECTS

Dear

RE: YOUR OFFER

PROPERTY:

We confirm our verbal advice that you are not the only prospective purchasers who have, or will be, submitting an offer to purchase the above property.

In order that there is no confusion, we advise the following:

1. You should make your offer for the highest amount you are prepared to pay for the property. Once all offers are submitted to the Vendors and they decide to accept one of those offers there will not be another opportunity to increase your offer. Unless the offers made are Not Acceptable to the Vendors.
2. Your offer should be as simple and as strong as possible. If there are any conditions which affect your offer, please advise below.
3. We appreciate that this is a very tense and stressful time; however, we want you to have every opportunity to put in your best offer.

We assure you that should you decide to submit a written offer, it will be submitted to the Vendors and the price and terms of your offer will be fully explained to them.

Until the Vendors have signed the Contract, the property is not yours. Verbal offers from yourselves or acceptance by the Vendors are not binding on either party. A contract signed by both the Purchasers and Vendors is the only legally binding Contract.

Ultimately, the Vendors have the final choice and we will be following their instructions absolutely.

Yours faithfully,  
STEAN NICHOLLS PTY. LTD.

David Stean  
Stean Nicholls Projects

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I/WE \_\_\_\_\_ WISH TO OFFER \$ \_\_\_\_\_ ON THE FOLLOWING TERMS:

\$ \_\_\_\_\_ DEPOSIT, WITH A SETTLEMENT ON \_\_\_\_\_

SPECIAL CONDITIONS: (IF ANY, for example; subject to finance, subject to a pest and building inspection etc.)

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SIGNED: \_\_\_\_\_

DAYTIME CONTACT NO: \_\_\_\_\_