

MULTIPLE OFFER SITUATION

**IF YOU FAIL TO EXECUTE AND RETURN THIS DOCUMENT,
THE SELLER HAS THE RIGHT TO NOT CONSIDER YOUR OFFER.**

Date: March 25, 2024 Re: 30 Luka Lane, Saugerties, NY 12477

Dear Prospective Purchaser(s):

We are involved in a Multiple Offer situation on the above property.

Seller(s) will entertain and consider all offers in the following manner.

1. All offers must be in writing. No verbal offers will be accepted.
2. The listing agent must receive your written best and final offer no later than March 27, 2024 at 6pm (~~a.m.~~ / p.m.). Delivery of such offer may be via facsimile.
3. The listing agent will present all such best and final offers to the seller(s) attention no later than the close of business the following day.
4. The following terms and conditions shall be applicable to you and to any offer you may wish to submit.
 - a. Seller(s) shall have the sole and absolute discretion to accept or reject any offer received. Seller(s) is not required to accept any particular offer, regardless of terms. Seller(s) has the absolute right and discretion to reject all offers.
 - b. In accepting an offer, seller(s) shall make a decision solely on such lawful factors and criteria, as it, in the seller(s) sole judgment, deems appropriate under the circumstances. Price is but one factor to be considered.
 - c. Under no circumstances will verbal communication between a prospective purchaser(s) and seller(s) or any agent or broker constitute or create an obligation on the part of the seller(s) to sell a property to anyone under any terms.
 - d. The acceptance of an offer shall be conditioned upon the subsequent execution by purchaser(s) and seller(s) of a written contract of sale setting forth terms satisfactory to the seller(s). Seller(s) shall have no obligation to sell the property unless and until such written contract is fully executed.

Please sign below to acknowledge your understanding and acceptance of this process and return this form to tedbanta3@yahoo.com no later than the time designated above for the transmittal of offers. Failure to transmit such acceptance may prevent the seller(s) from considering any offer you may wish to submit.

I have read and understand the above outlined procedure to be followed in a Multiple Offer situation.

Purchaser Date Purchaser Date