

Option to Purchase Real Property Agreement

Date: _____

This option agreement is entered into between the Parties, Seller(s) and Buyer(s), below in consideration of and subject to the following terms and conditions.

1. **Parties:** _____ and/or assigns as Buyer
and _____ as Seller
2. **Property Address:** _____
3. **Offer:** Buyer has the option to buy the property at \$ _____
4. **Period:** 30 days
5. **Provisions:**
 - Seller understands that Buyer's intention is to find an End-Buyer and assign this Option Agreement to that End-Buyer for a fee (paid by the End-Buyer).
 - Seller understands that Buyer is acting as a principle in the transaction and is not working as a licensed real estate broker representing anyone in the transaction.
 - Upon Buyer's decision to exercise this option, both parties agree to move forward with the necessary assignment of contract and/or standard purchase and sales agreement.
 - Seller may cancel this agreement at any time if they find their own buyer or tenant or decide not to sell.
 - If Buyer does not acquire an End-Buyer to assign this deal to within 30 days of acceptance of this Option Agreement, this agreement becomes null and void.
 - All parties agree that property is being sold in "as is" condition unless noted otherwise.
6. **Seller Added Comments:** When _____ brings
end buyer to the table, buyer and seller agree to split profits 50/50.

Buyer: _____ **Date:** _____

Seller: _____ **Date:** _____

Seller: _____ **Date:** _____