

EXAMPLE OF PURCHASE OFFER

PRELIMINARY PURCHASE PROPOSAL

To: Mr/s _____

1- The undersigned _____, born in _____ the _____ with passport n. _____ issued on the _____, expiration on _____ and Italian fiscal code C.F _____, proposes to purchase for him/herself, for a company or other person to be named at the time of the final purchase contract and according to the conditions outlined below, total ownership of an apartment located in the town of Florence, more specifically address: _____ n. ____.

According to the Land Registry pertaining to constructions of the town of Florence, the apartment is identified as follows: Sheet _____, parcel _____, sub-alternate _____, Category _____, Class _____, Size _____ rooms, Catastal value euro _____. The identified property shall be sold as is, in bulk and not by measure, as seen by the undersigned Proposed Purchaser. The Proposed Purchaser declares to have noted the current conditions of the property as described.

2-By signing this proposal the seller agrees to conclude the preliminary sales contract for the property as described in point 1 above, in bulk and not by measure, for a fixed price, as per ex art. 1538 and ex art. 2932 of the civil code, under the conditions as specified below.

3-The offered price for purchase is € _____ (_____/00 euro) to be paid as follows:

a)€ _____ (_____/00 euro) as down payment by way of bank transfer within 5 (five) working days from the time the Proposed Purchaser is informed of acceptance of this proposal to the bank account coordinates given by the seller, in detail Account Number in the name of _____, bank _____, via _____, _____, IBAN: _____ – SWIFT : _____

Should payment non be received within the established period, acceptance on the part the seller shall be nullified as if the proposal was never accepted.

b)€ _____ (_____\00 euro) to be paid to the seller as final payment, without interest, upon signature of the final legal sales contract to be stipulated no later than _____, that could be paid using a finance of a bank mortgage, before the Italian notary official of the purchaser's choice.

4-Possession of the property, as defined by law, shall be transferred to the Purchaser at the time of signature of the final sales contract. The property shall be at that time free of all people and objects, with the exclusion of the kitchen with the electrical appliances and _____.

5-The cost for and taxes pertaining to stipulation of the sales contract and transfer of the property shall be born by the Purchaser with exception of the cost for the documentation of the house.

6-The present purchase proposal is irrevocable, as set out by art. 1329 of the civil code, until after its conclusion _____. If this period passes without signature of the seller, the proposal is automatically without validity.

7-Acceptance of the proposal must be communicated, with in the terms as per point 6 above, to the Purchaser by confirmed registered letter (with postmark verifying the date), telefax, or telegram or e-mail as indicated by the Proposed Purchaser: _____

8-By accepting the present proposal, the seller guarantees the following:

- the right to sell the property as per current regulations pertaining to buildings and urban planning, and Land Registry conformity according to current regulations;
- the property is free of all claims, liens, charges, encumbrances and equities, with the exception of the presence of an open mortgage that will be closed and cancelled by the owner before the final contract.
- the property was purchased through legitimate and valid titles and that the identified property shall be free of people and things upon transfer of ownership.
- The Energy Certification (APE) at costs and duties of the seller, in particular the above property is classified in Energy Class __, with an energy consumption of _____ per square meter per year.

9. In case of acceptance of the present offer the buyer and the seller declare that they have used the services of the agency Pitcher and Flaccomio, of Corso Flaccomio, Lungarno della Zecca Vecchia 30, Firenze P. Iva 05225880482.

The Proponent expressly declares to choose Italian law as the law applicable to this Offer. For this purpose, he specifies that the legally binding version of this offer shall be the Italian version and therefore that the English version is present solely for the assistance of those who do not understand the Italian language.

By signing, I agree to the above Preliminary Purchase Proposal

Signed in _____ (place) on _____ (date)

The Proponent : _____

As per art. 1341 e 1342 Italian Civil Code, with the signing of this offer, declares to have read, understood and approved all clauses and specifically: 1, 2, 3, 4, 5, 6, 7, 8 e 9.

On (date) _____ the Proponent : _____

ACCEPTANCE OF OFFER

_____, born in _____ the _____ with passport n. _____ issued on the _____, expiration on the _____ and Italian fiscal code C._____, by signing this proposal agrees to conclude the preliminary sales contract for the property as described in point 1 above, for a fixed price , as per ex art. 1538 and ex art. 2932 of the civil code, and he specifies that the legally binding version of this offer shall be the Italian version and therefore that the English version is present solely for the assistance of those who do not understand the Italian language

By signing, I agree to the above Preliminary Purchase Proposal

Signed in _____ (place) on _____ (date)

The Seller : _____

As per art. 1341 e 1342 Italian Civil Code, with the signing of this offer, declares to have read, understood and approved all clauses and specifically: 1, 2, 3, 4, 5, 6, 7, 8 e 9.

On (date) _____ the Seller : _____