

**OFFER TO GRANT AN OPTION**  
And Option Money Receipt

**NOTE:** This form is used by a seller's agent when the seller rejects a contingency laden offer to buy property, to prepare a counteroffer granting the buyer an option to purchase the property.

**DATE:** \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_, California.  
*Items left blank or unchecked are not applicable.*

**FACTS:**

1. On acceptance of this offer, \_\_\_\_\_, as the Optionor,
  - 1.1 to grant, \_\_\_\_\_, as the Optionee,
  - 1.2 an option to purchase property on terms and conditions set forth in the attached option agreement,
  - 1.3 regarding property situated in the City of \_\_\_\_\_ County of \_\_\_\_\_ California,
  - 1.4 referred to as \_\_\_\_\_.

**TERMS:**

2. This offer is conditioned on the tender of option money by Optionee in the sum of \$\_\_\_\_\_, evidenced by:  cash,  cashier's check,  personal check,  \_\_\_\_\_, payable to Optionor to be held by Broker, undeposited, until delivery to Optionee of the option agreement signed by Optionor.
3.  Parties to sign attached carryback disclosure statement which is a part of this agreement. (Mandatory if under the terms of the option, Optionor is to carry back paper on four-or-less residential units.) [See **RPI** Form 300]
  - 3.1  Optionee to hand Optionor a completed credit application on acceptance. [See **RPI** Form 183] Optionor may terminate this agreement within \_\_\_\_\_ days of acceptance by delivering to Optionee, Optionee's Broker or Escrow, a written Notice of Cancellation based on a disapproval of Optionee's credit. [See **RPI** Form 183]
4. Seller's *Natural Hazard Disclosure Statement* [See **RPI** Form 314]  is attached, or  is to be handed to Buyer on acceptance for Buyer's review, in which case Buyer may terminate the agreement within ten days of receipt based on a reasonable disapproval of hazards disclosed by the statement and unknown to Buyer prior to acceptance of this offer. [See **RPI** Form 183]
5. On acceptance of this offer, the below mentioned Broker(s) are to be paid a fee of \$\_\_\_\_\_ by  Optionor, or  Optionee. Optionor's Broker and Optionee's Broker, respectively, will share the fee in the following ratio \_\_\_\_\_:\_\_\_\_\_.
6. This offer for option will be deemed revoked unless accepted in writing by signing this offer and its attachment(s) and delivering same to the party making this offer or their broker on or before \_\_\_\_\_, 20\_\_\_\_\_.

**OPTIONOR'S BROKER:** \_\_\_\_\_  
Broker's CalBRE #: \_\_\_\_\_  
Agent's Name: \_\_\_\_\_  
Agent's CalBRE #: \_\_\_\_\_

Signature: \_\_\_\_\_  
Is the agent of:  Optionor exclusively.  
 Both Optionor and Optionee.  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_  
Email: \_\_\_\_\_

**OPTIONOR:**  
**I agree to grant this option on the terms stated above.**  
 See attached Signature Page Addendum. [RPI Form 251]  
Date: \_\_\_\_\_ 20\_\_\_\_\_  
Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_

**OPTIONEE'S BROKER:** \_\_\_\_\_  
Broker's CalBRE #: \_\_\_\_\_  
Agent's Name: \_\_\_\_\_  
Agent's CalBRE #: \_\_\_\_\_

Signature: \_\_\_\_\_  
Is the agent of:  Optionee exclusively.  
 Both Optionor and Optionee.  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_  
Email: \_\_\_\_\_

**OPTIONEE:**  
**I accept this option on the terms stated above.**  
 See attached Signature Page Addendum. [RPI Form 251]  
Date: \_\_\_\_\_ 20\_\_\_\_\_  
Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_