

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.

Recommended for use with **RPI** Form 161 or 161-1.

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 302] 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: _____

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: _____

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