

The undersigned ..... born on ....., in;  
 ..... living in/at ..... on ..... cf .....

.....,  
 as a purchaser proposer, hereinafter called as the proposer by the mediation agency of Enei Giuseppe, located in Anzio (Rome), n.24, Piazza Garibaldi, registered as n.8359.1. by the Chamber of Commerce in Rome, in person of Giuseppe Enei, hereinafter called as "Real Estate Agent", with this proposal, IRREVOCABLY PROMISES TO BUY the property described below, because of the body, and not of the size, including the proportional share of the common parts to the conditions set out below.

### 1) DESCRIPTION OF PROPERTY

location ..via ..... No. ...., property  
 headed to people or companies above "Dear", intended use:

..... Composition

.....

.....

.....

Land Register data: sheet ..... particle: ..... sub: ..... category cat: ..... class:  
 ..... rooms:  
 ..... Annuity €: .....

Land Register data: sheet ..... particle: ..... sub: ..... category cat: ..... class:  
 ..... rooms:  
 ..... Annuity €: .....

Land Register data: sheet ..... particle: ..... sub: ..... category cat: ..... class:  
 ..... rooms:  
 ..... Annuity €: .....

### 1a) DECLARATION OF THE SELLER

The seller declared to the Real Estate Agent that:  
 with regard to the conformity of the property to building codes and zoning:  
 .....

with regard to the facilities: .....

with regard to the existence of registration and/or prejudicial transcripts:  
 .....

with regard to the EPA (energy performance certificate) it will be issued at the time of the deed.

Ordinary operating expenses are € ..... per year, except adjustment.  
 Deliberate extraordinary operating expenses amount in € .....

## 2) OFFERED PRICE PURCHASE

€ ..... (Euro .....

## 3) PAYMENT TERMS

to this proposal: € ..... are paid cash, at the signing of the present proposal, by the Estate Agent who issues receipt as a deposit through a check, headed to the seller, No ..... stretch of Bank .....

In case of accepting this proposal, from escrow, that amount will become DEPOSIT and, after having all Land Register, mortgage, and urban planning tests, the Real Estate Agent will deliver the check to the seller, who will cash it. If, from in eventual investigations carried out by the Estate Agent, different contents from the agreements established by this purchase offer were found, the Real Estate agent will only deliver the check in case they come to the notarial deed of sale, except different agreements with the proponent buyer.

In case of rejection by the seller, the Estate Agent, will return the check he has received as a trust deposit to the offeror buyer.

Subsequent payments:

€ ..... no later than ..... by check .....

It's possible for the parties to play, by that time, the content of this contract in order to add the areas not covered in it.

€ ..... By no later than .....

€ ..... By no later than .....

balance at the notarial deed:

€ ..... .. through cashier's checks, also through funding body, chosen by the applicant.

The deed will be signed within ..... by the notary ..... chosen by the proposer buyer.

All expenses and taxes, inherent to the deed, will be in charge of the buyer.

## 4) DELIVERY OF PROPERTY

The property will be delivered on the date of the deed, free from people, things, enrollment and prejudicial transcripts, in the state of affairs in which it is found, with adjoining active and passive servants' assets and liabilities, in compliance with the zoning regulations, as seen and liked by the proponent buyer who, after an inspection in the building states, declares he has nothing to complain.

The property is sold, occupied by the tenant ..... through lease, registered in ..... on ..... in € ..... monthly deadlined.



.....  
.....  
.....  
.....

..... Place and date

.....  
Signature of Real Estate Agent for receipt of the check deposit and the assignment to handle inspections:

.....  
place and date

.....  
Signature of Proposer

Privacy: The Applicant claims to have received the information sheet under Art.13 D. Lgs.196 / 2003 (Data protection -Privacy) Therefore, he agrees to the processing of personal data as specified in the above article

.....  
place and date

.....  
Signature of Applicant

**ACCEPTANCE OF SELLER**

The undersigned, ..... after taking note of the contents of this offer, of purchase, declare(s) to fully accept it confirming all the provisions

.....  
place and date

.....  
Signature of Seller

**WITHDRAWAL OF THE ACCEPTED PROPOSAL OF PURCHASE**

The undersigned declares to receive a copy of the proposal of purchase, regularly accepted by the seller.

.....  
place and date

.....  
Signature of Applicant