



Purchase Offer – Phase 1 Lots

River Bend Estates

Seller: Beartooth Land Co.

Purchaser Information

This offer is submitted by the undersigned purchaser(s). If more than one purchaser is listed, all purchasers shall be **jointly and severally liable** for all obligations arising from this offer and any resulting purchase agreement.

Purchaser Name(s):

Mailing Address:

Primary Phone Number: _____

Email Address: _____

Lot Selection and Offer Price

The undersigned purchaser(s) hereby submit an offer to purchase the following Phase 1 lot(s):

Lot Number(s)	Offer Price
_____	\$ _____
_____	\$ _____
_____	\$ _____

(Attach additional pages if submitting offers on additional lots.)

Method of Purchase

Purchaser(s) indicate the anticipated method of purchase (for informational purposes only):

- Cash Purchase**
 - Financed Purchase** (subject to purchaser obtaining financing)
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Deposit Information

- A **refundable deposit of \$1,000 per submitted offer** accompanies this offer.
- Deposit shall be made by **check payable to Beartooth Land Co.**
- Deposit shall remain refundable until written acceptance of this offer by Beartooth Land Co.

Deposit Amount Submitted: \$ _____

Acknowledgments and Initials

Each purchaser must initial the following acknowledgments:

Governing Documents

Purchaser(s) acknowledge that they have reviewed and understand the following documents applicable to River Bend Estates:

- River Bend Estates Covenants
- Homeowners Association (HOA) Agreement
- Road Maintenance Agreement

Purchaser Initials: _____ **Purchaser Initials:** _____

Utilities and Improvements

Purchaser(s) acknowledge and understand that:

- Electrical utilities will be provided **along the road.**
- Purchaser(s) will be **solely responsible** for installation and cost of:
 - Water supply (well or approved alternative)
 - Septic system and related approvals

Purchaser Initials: _____ **Purchaser Initials:** _____

Offer Terms

1. This offer is subject to review and acceptance by Beartooth Land Co.
2. Submission of this offer does not constitute acceptance.
3. Purchaser(s) acknowledge that multiple offers may be received for the same lot and that they may be invited to submit a best and final offer.
4. Upon acceptance, purchaser(s) agree to execute a formal purchase agreement under terms provided by the seller.
5. This offer shall remain open for acceptance until _____, unless withdrawn in writing prior to acceptance.

Purchaser Signatures

By signing below, purchaser(s) confirm that all information provided is accurate and that they understand and agree to the terms outlined above.

Purchaser Signature: _____

Printed Name: _____

Date: _____

Purchaser Signature: _____

Printed Name: _____

Date: _____

For Seller Use Only

Date Offer Received: _____

Offer Accepted: Yes No

Accepted Lot(s): _____

Seller Representative: _____

Date of Acceptance: _____