

# LETTER OF OFFER

From: \_\_\_\_\_

To: \_\_\_\_\_

This Letter of Offer (Offer) sets out the terms and conditions under which the undersigned Buyer proposes to purchase real property located in New South Wales, Australia, (Property) from the Seller. This Offer is subject to contract and acceptance by the Seller and is intended to be legally binding upon acceptance.

## Buyer Information:

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

## Seller Information:

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

## Property Details:

Address: \_\_\_\_\_

Lot and DP Number(s): \_\_\_\_\_

Title Details: \_\_\_\_\_

## Offer Price and Payment Terms:

Offer Price (AUD): \_\_\_\_\_

Deposit Amount (AUD): \_\_\_\_\_

Balance Payment Terms: \_\_\_\_\_

### 1. Offer and Acceptance

This Offer is open for acceptance by the Seller in writing. Upon acceptance, this Offer shall become a binding contract enforceable under the laws of New South Wales.

### 2. Deposit

The Buyer shall pay the deposit amount upon acceptance of this Offer. The deposit will be held in trust by the real estate agent or solicitor in accordance with applicable NSW laws.

### 3. Finance Approval

This Offer is subject to the Buyer obtaining finance approval on terms satisfactory to the Buyer within the specified finance approval period.

#### **4. Property Condition**

The Buyer acknowledges having inspected the Property and accepts it in its current condition, subject to any agreed repairs or conditions set out herein.

#### **5. Settlement**

Settlement shall occur on the date agreed by the parties or as otherwise agreed in writing, in compliance with NSW legal requirements.

#### **6. Risk and Insurance**

The risk of loss or damage to the Property shall pass to the Buyer on settlement. The Buyer is responsible for insurance from the date of settlement.

#### **7. Title and Encumbrances**

The Seller warrants that the Property will be transferred free of all encumbrances, except those disclosed and agreed upon by the Buyer.

#### **8. Default**

In the event of default by either party, the non-defaulting party shall be entitled to remedies as provided by NSW property law, including but not limited to specific performance or damages.

#### **9. Whole Agreement**

This document constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements.

#### **10. Legal Compliance**

The parties agree to comply with all applicable laws and regulations in New South Wales concerning this transaction.

#### **11. Governing Law**

This Offer and any resulting contract shall be governed by and construed in accordance with the laws of New South Wales, Australia.

#### **12. Notices**

All notices or communications required or permitted to be given under this Offer shall be in writing and delivered personally, sent by registered mail, or by email to the addresses stated above.

#### **13. Confidentiality**

The parties agree to keep the terms of this Offer confidential and not disclose any information to third parties except as required by law or agreed by both parties.

#### **14. Counterparts**

This Offer may be executed in any number of counterparts, each of which shall be deemed an original and all of which together constitute one instrument.

#### **15. Agency**

The Buyer and Seller acknowledge that they have not relied upon any representations or warranties made by any real estate agent, except as expressly set out herein.

#### **16. Acceptance Method**

Acceptance of this Offer shall be communicated in writing to the Buyer or the Buyer's agent within the offer validity period.

**17. Offer Validity**

This Offer shall remain open for acceptance for the period specified by the Buyer from the date of signing.

**18. Special Conditions**

Any special conditions agreed between the parties shall be documented in an attached schedule and form part of this Offer.

**BUYER'S SIGNATURE**

**SELLER'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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