

# PROPOSAL TO PURCHASE REAL ESTATE

Date - \_\_\_\_\_

Mr. Donald G. Pendleton  
Consensus Real Estate Services, LLC  
1100 Commerce Street  
P.O. Box 146  
Lynchburg, VA 24505

**RE: Property of Oakwood Country Club, Inc.  
65 +/- Acres at Rivermont Avenue, Link Road & Boonsboro Road  
Lynchburg, VA**

Dear Sir:

This letter constitutes a proposal to purchase by \_\_\_\_\_  
("Buyer"), for the real property as noted above (the "Property") from Oakwood Country Club,  
Inc. or an affiliate ("Seller") in response to the RFP (Request for Proposals) tendered by the  
Seller on the following terms and conditions

1. TOTAL PURCHASE PRICE: \_\_\_\_\_ Dollars (\$\_\_\_\_\_.00)
2. DEPOSIT: \_\_\_\_\_ Dollars (\$\_\_\_\_\_.00)  
\_\_\_\_\_ Dollars (\$\_\_\_\_\_.00) of Deposit is Refundable  
\_\_\_\_\_ Dollars (\$\_\_\_\_\_.00) is not Refundable
3. CLOSING DATE OR CONTINGENCIES TO BE MET PRIOR TO CLOSING:  
\_\_\_\_\_ (attach detailed description if necessary).
4. SOURCE OF FUNDS \_\_\_\_\_
5. The subject property is offered strictly on an "as is" basis. Oakwood Country Club, Inc., or any related companies, offers no warranties, specific or implied, as to the condition of the structures, any systems or structural items, or any materials contained within or on the property.
6. Any information provided by the Seller, or the Seller's representatives with respect to the property has been acquired from sources believed reliable, but it is not guaranteed.
7. The acceptance or rejection of any proposal is at the sole discretion of the Seller. None of the terms of this proposal shall be binding until both parties have executed a