Broker’s Offer Memorandum—Fact Sheet

PROPERTY ADDRESS: 1 Lake Lane, Larchmont, NY 10538

PRICE: $415,000.00

PURCHASER: John Doe and Mary Doe, his wife, 12 Main Street, Larchmont, NY 10538

PURCHASER’S ATTORNEY: Claire Meadow, Esq.
 4 Virginia Place, Larchmont, NY 10538
 914-834-6472
 Fax: 914-834-9092

SELLER: Richard and Ann Roe, his wife
 10 School Street, Mamaroneck, NY 10543

SELLER’S ATTORNEY: A. Smith, Esq.
 Mamaroneck, NY 10543

CONDITIONS: MORTGAGE TERMS: $200,000.00

ENGINEER’S INSPECTION: Yes.

TERMITE INSPECTION: Yes.

PERSONAL PROPERTY INCLUDED: All appliances and light fixtures presently on
 premises.

PERSONAL PROPERTY EXCLUDED: Furnishings, microwave, patio furniture, fireplace
 accessories.

DATE FOR CONTRACT SIGNING: ASAP

DATE FOR CLOSING OF TITLE:

MISCELLANEOUS:

OFFER SUBMITTED BY: XYZ Realtor
 c/o Assoc., Larchmont, NY
 Buyers’ Broker: BCD Associates

DATE OFFER SUBMITTED: April 10, 1997