



Golden Real Estate & Investments, LLC

4425 W. Spring Mountain Rd. Suite #300

Las Vegas, NV 89102

Phone: (702) 651-8886 Fax: (702) 651-8883

MULTIPLE OFFER DISCLOSURE

Date:

Property Address:

Buyer's Name:

Dear Buyer:

This disclosure serves to inform you that a multiple offer situation has occurred for the above property. Golden Real Estate & Investments, LLC serves as the seller's exclusive listing agent to disclose on behalf of the seller on the following terms & conditions:

1. All offers must be in writing; no verbal offers will be accepted.
2. Golden Real Estate & Investments, LLC must receive your written **best and final** offer no later than the close of business date as _____. Delivery of such offer may be via facsimile.
3. Golden Real Estate & Investments, LLC will submit all such best and final offers to the seller on _____.
4. The following terms and conditions shall be applicable to you and to any offer you wish to submit:
 - a. The seller shall have sole and absolute discretion to accept or reject any offer received. The seller is not required to accept any particular offer, regardless of its terms. The seller has the absolute right and discretion to reject all offers.
 - b. Subsequent to the receipt of the offers, Golden Real Estate & Investments, LLC and/or the seller shall have the absolute right to deal directly with any broker and/or one or more offeror's to further negotiate the terms and conditions of any in accepting an offer. The seller shall make its decision solely on such lawful factors and criteria as it, in its sole judgment, deems appropriate under the circumstances. Price is but one factor to be considered.
 - d. Under no circumstances shall verbal communications between an offeror and or any agent or broker constitute or create an obligation on the part of Golden Real Estate & Investments, LLC or the seller to sell a property to anyone under any terms.
 - e. The acceptance of an offer shall be conditioned upon the subsequent execution by Buyer and Seller of a written contract of sale setting forth terms satisfactory to the seller. The seller shall have no obligation to sell the property unless and until such written Contract is fully executed.

Please sign below to acknowledge your understanding and acceptance of this process. Failure to transmit such acceptance may prevent us, at our discretion, from considering any offer you may wish to submit.

UNDERSTOOD AND AGREED:

Buyer

Date

Buyer

Date

Buyer's Agent

Date

If you fail to execute and return this document, we will not consider your offer.