

COUNTER OFFER (MONTANA)

Real Estate Counter Offer Form

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COUNTER OFFER DOCUMENT

"This document modifies certain terms of a previously submitted real estate offer or purchase agreement. All other terms and conditions of the original offer or agreement remain unchanged unless specifically modified herein."

1. PROPERTY INFORMATION

Property Address:

City:

County:

State: Montana Zip Code:

Tax Parcel Number (optional):

2. REFERENCE TO ORIGINAL OFFER

Original Offer/Agreement Date:

Buyer Name (s):

Seller Name (s):

This Counter Offer modifies the terms of the original offer or purchase agreement dated concerning the property described above.

3. COUNTER OFFER TERMS

The party identified below as making this Counter Offer proposes the following modifications to the original offer or purchase agreement. Each checked item below modifies the corresponding term of the original offer or purchase agreement. If a box is not checked, that term is not modified by this section.

Purchase Price: \$

Financing Terms:

Closing Date:

Possession Date/Time: at a.m. p.m. At Recording Other:

Earnest Money/Deposit: \$ due by ; held by ; form :
check wire other:

Contingencies (e.g., financing, appraisal, sale of buyer's property):

Inspection Provisions (scope, deadlines, right to cancel/repair requests):

Closing Costs (allocation of fees, seller credits, concessions):

Seller to pay:

Buyer to pay:

Seller credit to Buyer at closing: \$ or % of
purchase price

Personal Property Included/Excluded (attach list if needed):

Included:

Excluded:

Other Modifications:

Structured List of Proposed Modifications (use additional pages if needed ; number each modification and reference section of original offer or agreement being modified):

1.

Reference (section /paragraph):

2.

Reference (section /paragraph):

3.

Reference (section /paragraph):

4.

Reference (section /paragraph):

5.

Reference (section /paragraph):

4. TERMS NOT MODIFIED

All other terms and conditions of the original offer or purchase agreement remain unchanged unless expressly modified by this Counter Offer .

5. EXPIRATION OF COUNTER OFFER

This Counter Offer expires on _____ at _____ a.m. p.m. Mountain Time, unless accepted in writing by the other party before the expiration deadline . If no time is stated , the time shall be 11:59 p.m. Mountain Time on the stated expiration date .

6. EFFECT OF COUNTER OFFER

Acceptance of this Counter Offer creates a binding agreement incorporating the original offer or purchase agreement and the modifications set forth in this Counter Offer . Rejection or expiration of this Counter Offer terminates this Counter Offer unless a new offer is made .

7. SIGNATURES – PARTY MAKING THE COUNTER OFFER

By signing below , the undersigned makes this Counter Offer on the terms stated above .

OTHER PRINTED NAME 1	OTHER SIGNATURE 1
PARTY MAKING THE COUNTER OFFER (PRINT NAME):	SIGNATURE:
	Date:
OTHER PRINTED NAME 2	OTHER SIGNATURE 2
CO-PARTY (IF APPLICABLE) (PRINT NAME):	SIGNATURE:
	Date:

8. ACCEPTANCE OF COUNTER OFFER

By signing below , the undersigned accepts this Counter Offer as stated . This Counter Offer becomes effective upon acceptance and delivery to the party making the Counter Offer (or that party's authorized agent), in accordance with the notice and delivery provisions of the original offer or purchase agreement .

ACCEPTING PARTY (PRINT NAME):

SIGNATURE:

Date:

CO-PARTY (IF APPLICABLE) (PRINT NAME):

SIGNATURE:

Date: