



Offer form 'Tortuga'

Version: May 2022

The undersigned,

Family name :

Name :

City :

Zipcode & State :

Street :

Telephone :

Email address :

Marital status : married / divorced / never married / widow(er)

ID-card/passport :(please attach a copy)

Hereby offers (using this form) the amount of:

USD Including ABB sales tax, excluding the buyers cost of approx. 2%

In writing:

on the following real estate:

- address: Tortuga Apartments, Kaya J.N.E. Craane
- unit number:
 - 7
 - 8
 - 10
 - 11
 - 12

Resolutive condition financing: Yes / No

- amount to be financed: USD / Euro.....
- estimated time frame for application financing: weeks.

Please mention source of funds/name of bank:

.....



Further conditions:

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The undersigned is familiar with and agrees with the following statements which are part of the negotiations and purchase/sales conditions:

- A **verbal agreement is binding** and legal according to BES-law. The purchase/sale is done from the moment you receive confirmation that the seller accepted the offer (including possible conditions). From this moment on, neither buyer nor seller can withdraw unilaterally. After the acceptance of your offer, you can't include additional conditions (other than already known to seller). After all: the deal is closed. Therefore, it is very important to include all conditions you may have at the time of your initial offer.
Signing of the **purchase/sales agreement** is a written confirmation of all that has been agreed on verbally. Signing of the purchase/sales agreement is simply the follow-up the binding verbal agreement. The purchase/sales written agreement is sometimes called "preliminary purchase/sales agreement". This does not mean that this written agreement is not binding. Also this written agreement is binding. It simply means that it is preliminary to the deed of transfer of title which will be signed at the civil law notary office on the day of the juridical transfer.
- In the applicable BES law there is **no "cooling-off period"**. A cooling-off period (customary in The Netherland) does not exist at all on Bonaire.
- In case you have made an offer with the **condition of approval of financing**, this will be included in the purchase/sales agreement. The maximum time limit for this condition is normally set at four weeks, starting from the day of the actual/verbal agreement. This means that at latest 4 weeks after the actual/verbal agreement, you can dissolve the agreement in the unlikely event you can't get approval of financing from a registered/recognized financial institution. In the purchase/sales agreement, a maximum amount or percentage, will be mentioned as part of the condition. For residents with income on Bonaire, a maximum of 80% of the fair market value is standard. A minimum of 20% of the purchase price plus buyers cost must be put down by buyer and can't be included as part of the resolatory condition. This means that, in case a financial institution is willing to provide financing of 80% of the purchase price, the condition of financing becomes void and the purchase/sales agreement can't be dissolved based on this condition. For non-residents of Bonaire with an income abroad, the percentage is 60%. In this case, you need to put down 40% plus buyers cost and this can't be included in the condition of financing. In case your financial institution does not provide you with financing, you'll need to communicate this by means of a written notification of dissolution (together with a letter of



your bank as proof) to the seller before the expiration date of obtaining financing. There should at least be rejections of two different registered/recognized financial institutions. Only then, will the purchase/sales agreement be dissolved

- The condo is part of an **Home Owners Association (HOA)**.
- The undersigned accept explicitly all **special charges and limitations** resulting from the relating plan provisions and/or agreements belonging to the right of apartments.
- The undersigned has received the information in regards to the **zoning plan** applicable on the real estate, otherwise known as "Ruimtelijk Ontwikkelingsplan Bonaire"
- **Other possible cost** can be (but are not included in the buyers cost): cost of appraisal report, handling fee for your mortgage, bank guarantee, moving, utility services, television/internet services, decoration cost and possible purchase of furniture.

The buyer is fully aware and takes notice of the nature, content and the meaning of the offer made, the possible agreement and the conditions & consequences that it effects.

Date:

Place:

Signature buyer: