

LETTER OF INTENT TO PURCHASE REAL ESTATE

Buyer Name: _____ Seller Name: _____

Property Address: _____

Legal Description: _____

Purchase Price and Terms:

Purchase Price: _____ USD

Earnest Money Deposit: _____ USD

Payment Method: _____

Closing Location: _____

Contingencies:

This Letter of Intent is contingent upon the following conditions:

- Satisfactory completion of property inspections and due diligence by Buyer;
- Buyer obtaining financing on terms acceptable to Buyer;
- Clear and marketable title to the property;
- Approval of any required zoning or land use permits;
- Satisfaction with any environmental assessments;
- No material adverse changes to the property or its condition prior to Closing.

Closing and Possession:

The parties agree to cooperate in good faith to negotiate and execute a mutually acceptable Purchase and Sale Agreement within a reasonable time following acceptance of this Letter of Intent. Closing shall occur at a mutually agreed upon location. Possession of the property shall be delivered to Buyer at Closing unless otherwise agreed in writing.

Representations and Warranties:

Seller represents and warrants that they are the sole owner of the property, that the property is free of liens, claims, or encumbrances other than those disclosed in writing, and that Seller has full authority to sell the property. Buyer acknowledges that this Letter of Intent is not a binding purchase agreement except for confidentiality and exclusivity provisions if any, and is intended to facilitate negotiation of a definitive Purchase and Sale Agreement.

Confidentiality:

Both parties agree that all information exchanged in connection with this Letter of Intent and any subsequent negotiations shall be kept confidential and shall not be disclosed to any third party except as required by law or with prior written consent.

Governing Law:

This Letter of Intent shall be governed by and construed in accordance with the laws of the State in which the property is located, without regard to conflict of laws principles.

Binding Provisions:

This Letter of Intent is intended solely as a basis for further discussion and is not intended to be and does not constitute a legally binding obligation except for provisions relating to confidentiality and exclusivity, if any, which shall survive termination of this Letter of Intent.

Expiration:

This Letter of Intent shall expire if not accepted by Seller within a reasonable time frame as agreed by the parties.

BUYER'S SIGNATURE

SELLER'S SIGNATURE

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

Title (if applicable): _____

Title (if applicable): _____

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