**LETTER OF INTENT TO PURCHASE REAL ESTATE**

BUYER: **COMPANY NAME**

SELLER:

This is a letter of intent only. It does not create a legally binding obligation on the parties or their brokers. This letter of intent is subject to agreement between the parties upon a formal written purchase and sale contract containing the terms and conditions the parties find acceptable. This letter of intent sets forth some of the general terms and conditions for a purchase and sale transaction to be entered into concerning the above described real property.

**1**. PROPERTY ADDRESS:

**2.** PURCHASE PRICE: **$,000,000.00**

**3**. EARNEST MONEY - 1% earnest money after receipt of all requested due diligence items - **$000,000.00**

**4.** CONTRACT CLOSING DATE: 30 days from end of due diligence period.

**5**. FINANCING - Buyer will have 45 days to obtain financing commitment from date of fully executed purchase agreement.

**6.** DUE DILIGENCE PERIOD: 30 days from receipt all requested due diligence items and provided full access is made to the properties as needed

**7**. ADDITIONAL CLAUSES: Vesting to be determined upon close of escrow. Buyer will be obtaining financing. 5 days to put a purchase agreement together.

**Your Name, Title**

**Company Name**