

LETTER OF INTENT TO PURCHASE REAL ESTATE

BUYER: _____

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.

Buyer or Seller (CROSS ONE OUT) shall prepare a formal written contract for the purchase and sale of the above described property within _____ banking days (fifteen (15) banking days if this blank is not filled in) after the date this letter becomes fully executed by all parties.

1. LEGAL DESCRIPTION of real estate located in _____ County, Florida. Tax Folio # _____

COMPLETE PROPERTY ADDRESS: _____

3. INVENTORY & PERSONAL PROPERTY INCLUDED _____

3.1 INVENTORY & PERSONAL PROPERTY EXCLUDED _____

4. PURCHASE PRICE (In US Funds) \$ _____

4.1 DEPOSIT made at the time Buyer executed this letter of intent. \$ _____

4.2 ADDITIONAL DEPOSIT due upon execution of purchase and sale contract \$ _____

ALL DEPOSITS TO BE HELD BY _____

4.3 BUYER'S NEW MORTGAGE to any lender other than Seller \$ _____

4.4 EXISTING MORTGAGE TO BE ASSUMED BY BUYER (approximate) \$ _____

4.5 PURCHASE MONEY MORTGAGE TO BE HELD BY SELLER \$ _____

4.6 OTHER CONSIDERATION (Describe) _____ \$ _____

4.7 DUE FROM BUYER AT CLOSING in US currency or Local Cashier's Check

This does not include Buyer's closing costs \$ _____

5. CONTRACT CLOSING DATE _____, 20____

6. SPECIAL CLAUSES TO BE INCLUDED IN CONTRACT _____

7. ADDENDUM OR OTHER DOCUMENT ATTACHED (Describe) _____

8. BROKERS. The parties agree that the only Brokers involved in this transaction are those Brokers listed in this letter of intent. Broker professional fees are described in a separate agreement.

Property Address: _____

AGREED BY BUYER:

Buyer Signature _____

Date _____

Name Printed _____

Title _____

Buyer Address _____

Phone (____) _____

Broker Name Printed _____

Phone (____) _____

AGREED BY SELLER:

Seller Signature _____

Date _____

Name Printed _____

Title _____

Seller Address _____

Phone (____) _____

Broker Name Printed _____

Phone (____) _____