

[Your Name/Company Name]

[Your Address]

[City, State, Zip Code]

[Phone Number]

[Email Address]

[Date]

[Seller Name/Company Name]

[Seller Address]

[City, State, Zip Code]

RE: Letter of Intent to Purchase Mixed-Use Property

Property Address: [Insert Full Property Address]

Tax Map/Parcel ID: [Insert ID Number]

Dear [Seller Name],

This Letter of Intent ("LOI") outlines the proposed terms and conditions under which [Buyer Name] ("Buyer") would purchase the mixed-use property described above from [Seller Name] ("Seller").

1. Purchase Price: The proposed purchase price is \$[Amount] USD.

2. Earnest Money Deposit: A deposit of \$[Amount] shall be placed in escrow with [Title Company/Escrow Agent Name] within [Number] days of the execution of a formal Purchase and Sale Agreement.

3. Due Diligence Period: Buyer shall have [Number] days from the date of the signed Agreement to conduct inspections, review commercial leases, audit financial records, and verify zoning compliance for both residential and commercial components.

4. Financing: [Buyer will pay all cash / This offer is contingent upon Buyer obtaining financing for % of the purchase price].

5. Existing Leases: This offer is subject to the review and approval of all existing residential and commercial lease agreements. All security deposits and prorated rents shall be transferred to Buyer at closing.

6. Closing Date: Closing shall occur within [Number] days following the expiration of the Due Diligence Period.

7. Closing Costs: [Buyer/Seller/Split] shall be responsible for standard closing costs, including title insurance, transfer taxes, and escrow fees.

8. Exclusivity: Seller agrees not to negotiate with any other parties for the sale of this property for a period of [Number] days after the signing of this LOI.

9. Non-Binding Nature: This LOI is a statement of intent and is not a legally binding contract, except for the Exclusivity provision. Final terms will be documented in a formal Purchase and Sale Agreement.

10. Expiration: This offer is valid until [Date] at [Time].

Sincerely,

[Signature]

[Printed Name of Buyer]

Accepted and Agreed:

[Seller Signature]

Date: [Date]