

## LETTER OF INTENT TO PURCHASE REAL ESTATE

Effective Date: [Insert Date]

RE: Intent to Purchase Shopping Center

Property Address: [Insert Full Address]

Property Description: [Insert Parcel Number or Legal Description]

**1. Buyer:** [Insert Buyer Name/Company Name]

**2. Seller:** [Insert Seller Name/Company Name]

**3. Purchase Price:** The total purchase price shall be \$[Insert Amount] USD.

**4. Earnest Money Deposit:** Within [Number] days of the execution of a formal Purchase and Sale Agreement (PSA), Buyer shall deposit \$[Insert Amount] into escrow with [Insert Name of Title/Escrow Company].

**5. Due Diligence Period:** Buyer shall have [Number] days from the execution of the PSA to inspect the property, including but not limited to:

- Review of rent rolls and existing leases.
- Review of historical operating statements (CAM, taxes, insurance).
- Physical inspections and environmental assessments.
- Review of title and survey.

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

**7. Financing:** [Buyer to obtain new financing / Buyer to pay all cash / Buyer to assume existing debt].

**8. Closing Costs:** [Insert details on who pays for title insurance, transfer taxes, and escrow fees].

**9. Exclusivity:** Seller agrees not to negotiate with other parties for a period of [Number] days from the signing of this Letter of Intent.

**10. Non-Binding Nature:** This Letter of Intent is intended only as an expression of interest and is not a legally binding agreement, with the exception of the Exclusivity and Confidentiality clauses. A binding commitment shall only exist upon the execution of a formal Purchase and Sale Agreement.

**11. Expiration:** This offer shall expire if not accepted by Seller by [Insert Date/Time].

**ACCEPTED AND AGREED:**

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**Buyer Signature**

Date: [Insert Date]

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**Seller Signature**

Date: [Insert Date]