

[Your Name/Company Name]

[Your Address]

[City, State, Zip Code]

[Phone Number]

[Email Address]

[Date]

[Seller Name]

[Seller Address]

[City, State, Zip Code]

RE: Letter of Intent - All-Cash Purchase of [Property Address/Property Name]

Dear [Seller Name],

This letter outlines the terms under which [Your Company Name] ("Buyer") proposes to purchase the multi-family property located at [Property Address], consisting of [Number of Units] units ("Property").

1. Purchase Price: The total purchase price shall be \$[Amount] USD, payable in all cash at closing.

2. Earnest Money Deposit: Within [Number] business days of the execution of a formal Purchase and Sale Agreement (PSA), Buyer will deposit \$[Amount] into escrow with [Title Company Name].

3. Financing: This is an all-cash offer. There is no financing contingency. Proof of funds can be provided upon request.

4. Due Diligence: Buyer shall have [Number] days from the date of a signed PSA to conduct inspections, review rent rolls, and perform all necessary due diligence. Buyer may terminate the agreement for any reason during this period.

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

6. Closing Costs: [Buyer/Seller/Split] shall pay for standard closing costs, including title insurance and escrow fees. Real estate taxes and rents shall be prorated as of the closing date.

7. Exclusivity: Upon acceptance of this letter, Seller agrees to cease all negotiations with other parties for a period of [Number] days to allow for the drafting and execution of the PSA.

This letter is a non-binding expression of intent and serves as a framework for a formal agreement.

Sincerely,

[Your Signature]

[Your Printed Name]

[Your Title]

Accepted By:

[Seller Name]

Date: _____