

[Your Name/Company Name]

[Address]

[City, State, Zip Code]

[Email]

[Phone Number]

[Date]

[Recipient Name]

[Title]

[Company/Firm Name]

[Address]

[City, State, Zip Code]

RE: Letter of Intent for Development Financing and Syndication of [Project Name]

Dear [Recipient Name],

This Letter of Intent ("LOI") outlines the proposed terms and conditions under which [Your Company Name] ("Developer") intends to partner with [Recipient Company Name] ("Funder/Lead Arranger") for the financing and syndication of the real estate development project located at [Project Address/Legal Description].

1. Project Overview:

The project consists of [Brief Description: e.g., a 100-unit mixed-use residential complex] totaling approximately [Total Square Footage] square feet.

2. Total Capital Requirement:

The estimated total project cost is \$[Amount]. The Developer seeks a total financing package of \$[Amount].

3. Proposed Financing Structure:

- **Senior Debt:** \$[Amount] (approximately [Percentage] % LTC/LTV)
- **Mezzanine/Equity:** \$[Amount]
- **Developer Equity:** \$[Amount]

4. Syndication Strategy:

[Recipient Company Name] shall act as the Lead Arranger to syndicate the [Debt/Equity] portion of the capital stack to a network of institutional investors or qualified participants. The syndication period is expected to be [Number] days from the execution of the formal mandate.

5. Interest Rates and Returns:

[Insert expected interest rates, preferred returns, or internal rate of return (IRR) targets].

6. Fees:

The Developer agrees to pay an Origination Fee of [Percentage]% and a Syndication Fee of [Percentage]% upon the successful closing of the financing.

7. Due Diligence:

This proposal is subject to the completion of satisfactory due diligence, including but not limited to environmental reports, appraisals, market studies, and title commitments.

8. Exclusivity:

The Developer agrees to an exclusivity period of [Number] days, during which they will not seek alternative financing for this specific project.

9. Confidentiality:

All parties agree to keep the terms of this LOI and all shared project data strictly confidential.

10. Non-Binding Nature:

Except for sections 8 and 9, this LOI is a statement of intent and does not constitute a legally binding commitment to provide financing. A binding agreement is subject to the execution of definitive loan and investment documentation.

If these terms are acceptable, please sign below and return a copy by [Expiration Date].

Sincerely,

[Your Name]

[Your Title]

Agreed and Accepted:

[Recipient Name/Authorized Signatory]

[Date]