

Date: [Insert Date]

Escrow Agent: [Name of Escrow Company/Law Firm]

Address: [Insert Address]

Attention: [Insert Contact Person]

RE: Letter of Intent for Real Estate Escrow Agreement

Dear [Insert Name],

This Letter of Intent ("LOI") outlines the proposed terms under which [Seller Name] ("Seller") and [Buyer Name] ("Buyer") intend to utilize your services as Escrow Agent for the real estate closing regarding the property located at:

Property Address: [Insert Full Address of Property]

1. Purchase Price and Deposit: The total purchase price is \$[Amount]. The Buyer intends to deposit an initial earnest money amount of \$[Amount] into the escrow account within [Number] days of signing the formal Purchase Agreement.

2. Escrow Period: The escrow period is expected to commence on [Start Date] and conclude on the closing date, currently scheduled for [Closing Date], unless extended by mutual written agreement.

3. Duties of Escrow Agent: The Escrow Agent shall hold the funds and all necessary closing documents (including deeds, affidavits, and bill of sale) in a non-interest-bearing account (unless otherwise specified) and disburse them only upon the satisfaction of all closing conditions.

4. Conditions to Closing: Disbursement of funds is contingent upon:

- Final title approval and issuance of title insurance.
- Delivery of a signed Warranty Deed from Seller.
- Receipt of all required loan funding from Buyer's lender.
- Compliance with all local and state transfer requirements.

5. Fees: Escrow fees shall be split [Insert Split, e.g., 50/50] between Buyer and Seller, unless otherwise specified in the formal Purchase Agreement.

6. Non-Binding Nature: This LOI is a statement of intent and is not a legally binding contract for the sale of the property. The formal Escrow Agreement and Purchase Agreement shall supersede this letter.

Please indicate your acceptance of these preliminary terms by signing below.

Sincerely,

[Buyer Name/Signature]
Date:

[Seller Name/Signature]
Date:

Accepted by Escrow Agent:

[Agent Name/Signature]
Date: