

[Name and Contact info]

## OFFER OF INTENT TO PURCHASE REAL ESTATE

This is our offer to purchase your property located at

\_\_\_\_\_.

With a verbal acceptance of offer, we will formalize the real estate sales contract that reflects the offer that works best for you.

### The offer is as follow:

#### 1. All Cash Offer

**Price:** All cash purchase price: \$ \_\_\_\_\_

With this offer you will receive ALL of your equity upon closing. No additional payments are required.

This is the maximum cash offer we can make based on current market conditions and because it will take many years to our money back out of the investment at this price.

**2. 50% Down Payment Offer:**

**Purchase price:** \$\_\_\_\_\_ payable as follows

\$\_\_\_\_\_ cash at closing; \$\_\_\_\_\_ in \_\_\_\_\_ months.

Terms will be secured by Promissory Note and Deed of Trust, prepared at the Buyers expense.

**3. Great price**

Purchase price: \$\_\_\_\_\_ payable as follows

\$\_\_\_\_\_ per month for \_\_\_\_\_ the next \_\_\_\_\_ months.

To assist with additional expenses and needs for additional cash at closing, we will offer to prepay up to \_\_\_\_\_ months of payments at \$\_\_\_\_\_ per month (\$\_\_\_\_\_).

**Settlement:** Can occur within 15 days if desired by the Seller.

**Inspection:** No inspection required, Buyer will not request Seller to make any repairs or provide any termite inspections.

**There are NO contingencies in these offers.**

**The offer that meets our needs is: \_\_\_\_\_**