**Letter of Intent to Purchase**

This letter is to set forth the basic terms upon which \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ , or one of its holding companies (“Buyer”) would be willing to purchase the tax deeds as listed in the accompanying Excel file title \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Assets”).

**Total Offer Price**: $\_\_\_\_\_\_\_\_\_\_\_\_

Purchase shall be subject to the following terms:

* Cash, explicitly contingent upon final recording of transfer of deed(s)
* Due diligence / feasibility period: \_\_\_\_\_\_\_\_\_ days
* Closing: within \_\_\_\_\_\_\_\_\_ days following the due diligence period
* Buyer is responsible for their own individual closing costs
* Buyer assumes responsibility for any current taxes, home owner’s association fees, and any municipal liens on the property.
* Additional terms and conditions are included and attached to this offer: Yes\_\_\_\_ No\_\_\_\_. If yes, please review attachments.

This letter is intended, as a non-binding expressing of interest on the part of the buyer to purchase the Assets and not a binding purchase agreement.

It is the intent of the Buyer to enter into a purchase agreement no later than the \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 20\_\_\_. This agreement would incorporate the terms set forth herein, together with such terms agreed to by the Buyer and seller, which if accepted, would create a legally binding contract.

If the terms set forth herein form an acceptable basis upon which you would sell the Assets, and you would like to move forward to negotiate a purchase contract, please indicate by signing below.

**Buyer:** **Seller:**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name Name

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature Signature

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date Date