



<Date>

< Name and address of Seller>

Re: Letter of Intent to Purchase

<Address of the property>

Dear Mr./Mrs./Ms.

I am happy to present this Letter of Intent to purchase the real estate property and any improvement thereon. It is located at <Address> containing approximately _____ acres of land (the "Property") by _____, or his/her corporate assignee ("The Purchaser") according to the terms and conditions mentioned below:

I. Purchase price: The purchase price shall be _____ and payable as follows:

1. Deposit of the sum of _____ dollars upon the execution of the Purchase Agreement between the Purchaser and the Seller, and
2. Payment of the sum of _____ dollars in wired funds or bank certified at closing.

II. Conditions The Purchase Agreement to be drafted between the parties shall have the following conditions:

1. Purchaser being satisfied with the results of the survey and a title search of the concerned Property
2. Purchaser being satisfied with the results of his/her studies and inspection of the real property and any improvements thereon. In connection therewith, Purchaser shall be granted _____day feasibility period for said studies and inspections. These will include, but not be limited to financial, environmental, and soil investigations, as well as, a physical inspection of the improvements. Seller shall provide to Purchaser at the commencement of the feasibility period, if applicable, leases, contracts, financial statements, rent rolls, and other details pertaining to the operations and leasing of the Property. If Purchaser is dissatisfied with the results of the studies and inspections, Purchaser may terminate the Purchase Agreement. It can be done prior to or at the expiration of the feasibility period and get a complete refund of the deposit.
3. Purchaser's obligations under the Purchase Agreement shall be subject to Purchaser having procured during the feasibility period. It will also include a zoning information letter from the County/City of _____, California. The letter indicates the Property is properly zoned for Purchaser's intended use as a _____ and that there are no pending zoning violations concerning the Property.