



LETTER OF INTENT TO PURCHASE

The purpose of this letter is to set for some of the basic terms and conditions of the proposed purchase by our prospective buyer of a certain real estate owned by

1. **PROPERTY ADDRESS:** The property proposed to be sold is located at:
_____.
2. **PRICE:** The proposed purchase price is \$ _____.
3. **POSSESSION:** To Be Determined.
4. **INSPECTION:** After the final acceptance of a binding Purchase Agreement, Buyer may have the Real Estate inspected by a person of Buyer's choice to determine if there are any structural, mechanical, plumbing or electrical deficiencies, structural pest damage or infestation, any unsafe conditions or other damage, including the presence of radon gas, any lead-based paint hazards, and inspections for other conditions that are customary to the locality and/or that are required by law.
5. **FINANCING:** _____ % down payment, _____ % mortgage
6. **CLOSING COSTS:** Traditional distribution of closing costs.
7. **STANDARD PROVISIONS:** The Purchase Agreement will include the standard provisions that are customary to the locality and/or that are required by law.
8. **ADDITIONAL PROVISIONS:** _____

9. **COMMISSION:** Payable to East Coast New York, Inc. _____ % of the final negotiated sales price.

SELLING AGENT:

CO-SELLING AGENT: