



**INFLEX
HOMEVESTORS LLC**

LETTER OF INTENT TO PURCHASE REAL PROPERTY (CASH OFFER)

Date: 12/9/2022

Hi Joe. Thanks for reaching back out to me concerning the property listed below.

I have looked over the figures again and took into consideration our discussions on the repair cost and so forth. I am prepared to amend my original offer of \$85,000.00 (sent to you on the 9th November 2022). The new offer price and Terms are depicted below.

Please note that I am not interested in wasting any one's time or efforts, but I do need time to have a proper inspection done especially the sewer system and foundation considering that this property was built in 1948. I am sure that you and your client can understand.

Here it is...

This is an official Letter of Intent to purchase the property in its current "as-is" condition located at **1617 Avenue E, Fort Pierce FL 34950** for all-cash.

Contained herein is the price as well as the terms and conditions:

Buyer: Inflex HomeVestors LLC and / or Designated Entity

Offer Price: \$92,000.00

Consideration (Earnest Money Deposit): \$500.00

Close of Escrow (on or before): Thirty (30) Calendar Days after the signing of the Purchase / Sale Agreement.

Inspection Contingency: Ten (10) Calendar Days after the date of the signing of the Purchase / Sale Agreement.

Closing Title/Escrow/Attorney: The Seller agrees to close with the Buyer's title company of choice.



INFLEX HOMEVESTORS LLC

Closing Fees to Be Paid By: The Buyer

Offer Acceptance Deadline: This offer expires two calendar days at midnight from the date depicted above.

Other Terms:

- **Assignability:** The Buyer may assign and thereby be released from liability clause must be selected in the Purchase and Sale Agreement.
- Earnest Money Deposit to be paid within Five (5) Calendar days after offer acceptance.
- Proof of Funds (POF) **to be provided once the price and terms & conditions have been agreed to** and before the official agreement is signed.
- If the property is currently occupied, the seller agrees to give the Buyer access to property with 24 hours' notice. If property is currently vacant, the seller agrees to give the buyer unrestricted access via a contractor lockbox.
- Title must be free and clear, and a Warranty Deed provided.
- Counteroffers may be accepted. Also, I can provide a higher non-cash price if the Seller is willing to finance.

Let me know what your client decided. Thanks once again for contacting me.

Regards,

INFLEX HOMEVESTORS LLC

A handwritten signature in blue ink, appearing to read 'Jerome Marquez', written over a horizontal line.

Jerome Marquez
Owner / Investor