INFLEX
HOMEVESTORS LLC

LETTER OF INTENT TO PURCHASE REAL PROPERTY (CASH OFFER)

Date: 11/23/2022

This is an official Letter of Intent to purchase the property in its current "as-is" condition located at 6003 N Otis Avenue, Tampa Florida 33604 for all-cash.

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

Offer Price: $160,000.00

Consideration (Earnest Money Deposit): $500.00

Close of Escrow (on or <u>before</u>): 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.

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.

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- 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.

If this is something that interests your client, please have him / her sign below and return to the undersigned. Once received, we would then proceed with the appropriate Sale Agreement for signatures.

Regards,
INFLEX HOMEVESTORS LLC

Jerome Marquez
Manager

I, _____ agree to accept your terms and conditions as outlined above. I confirm that I am the owner of the property stated at subject and is authorized to sign this document.

_____
Name in Block Letters

_____
Signature

_____
Date