



## INFLEX HOMEVESTORS LLC

### AS-IS CASH OFFER

Date: 03/16/2023

This is an official as-is all-cash offer to purchase the property located at **750 40<sup>th</sup> Avenue NE, St. Petersburg, FL 33703.**

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

**Buyer:** Inflex HomeVestors LLC and / or Designated Entity

**Offer Price:** \$212,000.00

**Consideration (Earnest Money Deposit):** \$500.00

**Close of Escrow (on or before):** Thirty (30) Calendar Days after the signing of the Purchase / Sale Agreement (PSA). (Note: I can close faster than this once there is no cloud or liens on the Title)

**Inspection Contingency:** Five (5) Working Days from the date of a signed PSA.

**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 at 11.59 PM on Thursday, March 16, 2023

**Other Terms:**

- Assignability: The Buyer may assign but maintain liability.
- Earnest Money Deposit to be paid within Three (3) Workdays after the signing of the PSA.
- Proof of Funds (POF) will be provided if this offer is accepted and before the PSA is signed by the seller.



**INFLEX  
HOMEVESTORS LLC**

- 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.
- Contents of Property could remain as is. We would remove all trash at our expense.
- Counter offers inclusive of Seller Financing may be considered.

If this is something that interests your client, please have your client sign below and forward to me. We can then commence the preparation of the AS-IS Purchase and Sale Agreement.

Regards,  
**INFLEX HOMEVESTORS LLC**

**Jerome Marquez**  
**Investor**

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