
Letter of Intent to Purchase a Home

John Doe

123 Main Street

Anytown, AS 12345

john.doe@example.com

(555) 555-5555

September 20, 2024

Jane Smith

789 Oak Lane

Anytown, AS 12345

Dear Ms. Smith,

Subject: Letter of Intent to Purchase Property

I am writing to express my intent to purchase the property located at 456 Elm Street, Anytown, AS 12345, as listed on the Anytown Real Estate MLS. I am prepared to move forward with this purchase under the following terms and conditions, subject to formal contractual agreements and customary due diligence.

- Property Description:** The property at 456 Elm Street includes a 4-bedroom, 3-bathroom single-family home with an attached two-car garage and a landscaped backyard. The home's modern kitchen and recent upgrades to the HVAC system are particularly attractive to me.
- Offer Price:** I am prepared to offer \$350,000 for the property, subject to appraisal and inspections.

3. **Earnest Money:** Upon acceptance of this Letter of Intent, I will deposit an amount of \$10,000 into escrow as a sign of good faith.
4. **Inspections:** This offer is contingent upon a satisfactory inspection of the property within 10 days of signing the formal agreement.
5. **Closing Date:** I propose that the closing date be on or before October 30, 2024, subject to title clearance and completion of all necessary inspections.
6. **Additional Terms:** The offer includes all kitchen appliances and the garden shed in the backyard. Additionally, I request that any identified necessary roof repairs be completed prior to closing.

This Letter of Intent does not constitute a legally binding contract for sale and is only an expression of my intention to negotiate in good faith the purchase of the above-mentioned property. The terms of sale will be defined in a Purchase Agreement, to be signed by both parties, as advised by our respective attorneys.

Please respond to this letter by September 30, 2024, if you are in agreement with these terms, or if you wish to discuss any adjustments. I am eager to proceed promptly and hope that we can come to a mutual agreement at your earliest convenience.

Thank you for considering this expression of my interest. I am looking forward to your positive response and to working towards a successful transaction.

Sincerely,

[John Doe's Signature]

John Doe