

Date

Letter of Intent

August 8, 2003

Your Name
Your Address
Your City, State and Zip

Mr. & Mrs. Seller
Seller's Address
Seller's City, State and Zip

RE: Offer on your property

Dear Seller:

We have pulled the homes in the area with comparable sales and have found that your home is at market value, in fact *slightly* over market value in that it needs approximately \$19,487.00 to update it and fix any of the items that need repair such as the roof leak and the marcite in the pool. I am also faxing you over the comparable sales in the area. Your home should sell between \$290,000 and \$310,000 with an updated kitchen, updated baths, repairs and some other cosmetic repairs.

We do, however, have interest in trying to work with you to sell the home. We are NOT realtors. We are local investors who try to help home owners find solutions. We aren't sure exactly where you are with regard to your situation, the current mortgage, the down payment necessary and so forth, so we will offer you some alternatives that have proven successful with sellers in the past:

1. We can purchase the home for all cash with a quick closing at \$213,743.
2. We could purchase the home from you at \$269,000 with 5.75% interest only payments to you directly with the full loan balance due within 3 years. Instead of obtaining conventional financing, we would take the home subject to your existing mortgage. We would then make payments to an escrow agent (in order to protect all parties) in the amount of \$1336.88. The escrow agent would pay the mortgage company and send you a check for the remaining balance each month. We, or course, would be responsible for all insurance and taxes separate from this.
3. We can take over your existing payments, fix the home once you move out, and then split the profits over our predetermined purchase price. We are looking somewhere in the ballpark of \$220,000 for this. With this option, we would assume the payments on the loan, fix the property and then split all profits above and beyond our costs. This option should net you an additional \$30,000, so you would be looking at that profit

somewhere in the ballpark of the next 90 -120 days. The total amount that you would walk away with would be around \$250,000 with this scenario. (We document every receipt and account for all transactions and give you current copies of all receipts and invoices).

I hope that these alternatives give you something to think about. We really do like your home and would love to assist you in moving forward with your transition. If any of these options seem viable to you, or if you have any other ideas, please do not hesitate to call us at (786) 555-5555

Sincerely,

Your Name