

Buyer's Letter of Intent

Mar 21, 19

To: Seller of Record

The purpose of this Letter of Intent LOI is to set forth the material terms upon which a more definitive purchase agreement will be based in connection with the sale of Bulk REO and Note Assets.

This LOI is not intended to be binding on the part of either the buyer or the seller except for the confidentiality set forth herein.

Closing Costs: Closing costs shall be apportioned in accordance with customary practices unless otherwise agreed to by both buyer and seller. Each party shall pay its own attorney fees.

Confidentiality: The terms of this LOI shall be kept confidential by both Buyer and Seller. All reports, lists, financial information, correspondence and other due diligence materials shall be kept confidential by Buyer and its assigns.

Due Diligence Period: 14 business days

Closing: Up to business days to close / title clear to close

Method of Closing: Cash

This LOI expires 30 days after execution.

This LOI will not be assigned to another party or entity.

By signing below, this confirms my intention to purchase as well as confirms that I have read and understand the protocol, procedures and timeline.

What is the buyer's order?

Buyer Name:
Buyer Company Name:
Buyer Address:
Buyer Email Address:
Buyer Office Phone #:
Buyer Alternative Phone #:

1 Asset types that this buyer is ordering

- Apartment Unit,
- Condominium Unit,
- MFR - Multi-Family Residence,
- SFR - Detached Single Family Residence,
- SFR - Semi-Detached Single Family Residence,
- SFR - Split-Level Single Family Residence,
- SFR - Bungalow Single Family Residence,
- Apartment Building,
- Strip Mall,
- Office Building,
- Industrial,
- Hotel,
- Luxury Hotel,
- Golf Course,
- Mobile Home,
- Mobile Home Park,
- Land - Commercial,
- Land - Residential,
- Casino,
- Note,
- REO - Commercial,
- REO - Residential,
- High Rise,
- Vineyard,
- Junk Yard,
- Storage Facility,
- Mine,
- Oilfield,
- Farm,
- Lumber Mill,
- Restaurant,
- Shipping Lot,
- Government Facility,
- Gas Station,
- Grocery Store,

2 Locations this buyer is ordering

Location 1

Location:
Radius:

Location 2

Location:
Radius:

Location 3

Location:
Radius:

Location 4

Location:
Radius:

Location 5

Location:
Radius:

3 The property specifications this buyer is ordering

Minimum Year Built (YYYY)
Minimum Square Feet
Minimum Bedrooms
Minimum Bathrooms
Location, Location, Location

4 This Buyer Follows These Investment Strategies...

Fix & Flip
Fix & Hold
Buy & Hold
Rent-To-Own
Vendor-Take-Back
Rebuild

5 What are the buyer's experiences?

Private Non-Circumvention Buyer Code (Ex: 1)

How many assets does this buyer own?

Next Purchase Date

Buyer's Organization Type:

-Private,
-Corporate,
-Institutional,
-REIT,

Number of transactions closed this calendar year

Are you the buyer or do you represent the buyer?

Motivation

Purchases single family NPNs

Purchases 1st or 2nd position mortgage notes

Purchases single family REOs

Bulk Buyer

Days Needed For Due Diligence

How can this buyer show the seller that they can pay?

Proof of Funds Amount *\$.00

How much can this buyer sign for?\$.00

How much liquidity does this buyer's organization have to spend?\$.00

Can this buyer authorize wire funds?

Seller's Maximum Commission Rate %

6 Types of organizations this buyer has bought from

- Private,
- Corporate,
- Institutional,
- REIT,

7 Asset types that this buyer has already closed

- Apartment Unit,
- Condominium Unit,
- MFR - Multi-Family Residence,
- SFR - Detached Single Family Residence,
- SFR - Semi-Detached Single Family Residence,
- SFR - Split-Level Single Family Residence,
- SFR - Bungalow Single Family Residence,
- Apartment Building,
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- Hotel,
- Luxury Hotel,
- Golf Course,
- Mobile Home,
- Mobile Home Park,
- Land - Commercial,
- Land - Residential,
- Casino,
- Note,
- REO - Commercial,
- REO - Residential,
- High Rise,
- Vineyard,
- Junk Yard,
- Storage Facility,
- Mine,
- Oilfield,
- Farm,
- Lumber Mill,
- Restaurant,
- Shipping Lot,
- Government Facility,
- Gas Station,
- Grocery Store,

8 Locations this buyer has already closed

Location 1

Location:

Radius:

Location 2

Location:

Radius:

Location 3

Location:

Radius:

Location 4

Location:

Radius:

Location 5

Location:

Radius:

By signing below, I certify that I am the actual Buyer/Principal and also am authorized as the signatory to purchase this and sign all inclusive documents applicable to this transaction.

Buyer Signature

Date

Buyer Printed Name