

LETTER OF INTENT

This is a form created by the San Diego Association of REALTORS® and as such is not covered by the C.A.R. User Protection Agreement. This form is intended for use primarily in the San Diego County area.

LIMITATION: This Letter of Intent is **not** a contract, **not** an offer to contract, and **not** an acceptance of any offer, but is merely an expression of interest by the parties in negotiating the purchase of the real property described below. Both parties understand and acknowledge that this Letter of Intent is not binding in any manner and the signatures below shall not be used to establish any binding agreement. For a binding agreement, the parties understand that they must execute a separate written document such as C.A.R.'s Residential Purchase Agreement.

The parties should not rely on this Letter of Intent or the terms set forth below for any purpose, including, but not limited to, incurring expenses in connection with the acquisition or sale of the property, giving up other acquisition or sale opportunities, or taking any other action which may be detrimental to their interests.

AGENCY: This Letter of Intent must be accompanied by a Disclosure Regarding Real Estate Agency Relationships and the following agency relationships are hereby confirmed for this transaction:

Seller's Agent (print firm name): _____ is the agent of (check one):
 the Seller exclusively; or both the Buyer and Seller.

Buyer's Agent (print firm name): _____ is the agent of (check one):
 the Buyer exclusively; or the Seller exclusively; or both Buyer and Seller.

TERMS AND CONDITIONS:

Property Address: _____

Purchase Price: _____

Deposit Amount: _____ Down Payment (including deposit): _____

Amount and Type of Loan: _____

Is the Obtaining of the Loan a Contingency?: yes no

Buyer has been Pre-qualified by: _____

Escrow Closing Date: _____

Additional Terms or Contingencies: _____

Seller is requested to respond by: _____

Print Buyer's Name(s): _____

Buyer's Signature(s): _____

Buyer's Real Estate Broker: _____

by: _____ Phone: _____ Fax: _____

SELLER'S RESPONSE:

Seller's Response to Buyer: _____

Print Seller's Name(s): _____ / _____ Date: _____

Seller's Signature(s): _____ / _____ Date: _____

Seller's Real Estate Broker: _____

by: _____ Phone: _____ Fax: _____

THIS IS NOT A CONTRACT. THE ABOVE TERMS ARE NOT INTENDED TO BE BINDING ON EITHER PARTY.

THIS DOCUMENT IS FOR USE IN SIMPLE TRANSACTIONS AND NO REPRESENTATION OR WARRANTY IS MADE TO THE VALIDITY OR ADEQUACY OF ANY OF ITS PROVISIONS IN ANY TRANSACTION.

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OFFICE USE ONLY

Reviewed by Broker or Designee: _____

Date: _____