

# 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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Reviewed by Broker or Designee: \_\_\_\_\_

Date: \_\_\_\_\_