

**LETTER OF INTENT TO PURCHASE**

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

<b>TO THE OWNER:</b>	-
<b>THRU BROKER:</b>	<b>ELM SPRINGS LLP</b>
	<b>OC # 0444102</b>

Dear Sir/Madam:

I am pleased to submit to you herewith this formal expression of interest to purchase the property ("**Subject Property**") described below for \_\_\_\_\_ (place your currency) : \_\_\_\_\_ (\_\_\_\_\_)

Name of the property:
Area:
Amount to transfer:

In relation to my offer, I propose and abide by the following terms and conditions on the purchase of the Subject Property:

**1. The aforesaid Purchase Price of \_\_\_\_\_, \_\_\_\_\_ Currency shall be paid in the following manner:**

a. Upon acceptance of this offer for the above mentioned property, a reservation in the sum of \_\_\_\_\_ in \_\_\_\_\_ Currency shall be paid immediately and shall form part of payment of the total purchase price. The receipt of reservation fee shall prohibit the Seller from offering the property for sale to third party and will give me the exclusivity to buy the area of the property, mentioned herein. The Seller shall provide me certified true copies of the documents in connection with the subject property, such as Tax Declaration and Tax Clearance.

b. Together with the Contract to Sell, a down payment in the sum amount of \_\_\_\_\_ (\_\_\_\_\_) shall be paid within five (5) days from acceptance of this offer.

c. The balance to the seller in the sum amount of \_\_\_\_\_ Currency (\_\_\_\_\_) shall be paid by the Buyer thru CASH/BANK \_\_\_\_\_.

**2. All expenses for processing and documentation of title will be as follows:**

a. The payment of applicable capital gains tax shall be for the account of the SELLER, together with the Broker's Commission.

b. The documentary stamp tax, transfer tax, notarial expenses, and all other cost and expenses and taxes for the registration of the sale, the transfer of title and all other Register of Deeds related cost, fees, charges, shall be for the account of the SELLER as well.

**3. Other Terms and Conditions:**

a. The Reservation Fee in section 1a shall be forfeited in favor of the SELLER in the event that the BUYER fails to comply with section 1b and 1c.

b. The SELLER shall return to the BUYER all the payments made should problem arise with the documents submitted for verification.

c. The Seller warrants that the Subject Property is free from and clear of any liens, charges, encumbrances, *lis pendens*, court cases, adverse claims from third parties, expropriation and other legal proceedings of whatever nature.

This offer is valid for a period of \_\_\_\_\_ (\_\_\_\_\_) days from the date of receipt hereof. Thank you.

Very truly yours,

*In accordance:*

\_\_\_\_\_  
(NAME OF BUYER)

\_\_\_\_\_  
(NAME OF SELLER)

Address: \_\_\_\_\_

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

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