COMMERCIAL LETTER OF AGREEMENT

This Letter of Intent concerns the property located at ____

____

(Street address) in the __of _____

County of _____________________________________, ______(State), known as the subject

SELLER/LESSOR ____

BUYER/LESSEE: ___

The Buyer/Lessee plans to enter into an agreement for the lease or purchase of the property under the following proposed conditions:

PRICE: at a purchase/rental price of____

____

If the transaction involves a purchase, the prospective Buyer shall, within business days from the execution date of this LOI, provide the proposed Seller or their attorney with a draft purchase agreement for the property, clearly outlining all the terms of the anticipated deal. Both parties agree to engage in good faith negotiations.

If the agreement involves a lease, the proposed Lessor shall, within business days from the execution of this LOI, present the proposed Lessee or their attorney with a lease offer for the Subject Premises, detailing all the terms of the proposed transaction. Both parties agree to negotiate in good faith.

EARNEST MONEY/SECURITY DEPOSIT: The Contract/Lease shall provide that Buyer/Lessee will pay upon acceptance of the Contract/Lease by the Seller/Lessor the sum of $_______________ as earnest money/security deposit for the benefit of both parties and to be held by ____________________________ ____ and applied as provided for in the Contract/Lease.

CONTINGENCIES: (Including, but not limited to, aspects such as financing, environmental considerations, zoning, permits, document examination, and other related factors.)

CLOSING/POSSESSION: The Contract/Lease shall provide for closing/possession to occur on or

__________________ ____

before____

____

COMMISION REQUEST: Commission is ___

____and shall be paid to

by (Seller/Lessor) (Buyer/Lessee) [Strike one]. Brokerage Commissions are not set by law and are fully negotiable.

ADDITIONAL AGREEMENTS, PROVISIONS, OR REQUIREMENTS: The Agreement/Lease may include provisions that align with or differ from those outlined in this document, along with any additional terms mutually agreed upon by the parties, provided that the purchase price and earnest money/security deposit remain unchanged.

CONFIDENTIAL: The Buyer/Lessee agrees to treat all documents received as confidential and will only share them with third parties as needed to carry out the terms of this Letter of Intent. If this LOI is not finalized, the Buyer/Lessee will return all materials, including originals and copies, to the Seller/Lessor.
NON-BINDING: This Letter of Intent is not legally binding and should not be interpreted as a formal agreement to purchase or lease. Any obligations between the Buyer/Lessee and Seller/Lessor are contingent upon the execution of a mutually acceptable Contract or Lease. This excludes the confidentiality and non-exclusivity provisions, which remain in effect. Both parties understand that this LOI does not cover all key terms of the anticipated agreement, and those essential details will be finalized through further negotiation.
Please reply to this LOI no later than ___________________________.
EXCLUSIVITY: During the duration of this Letter of Intent, the Buyer/Lessee and Seller/Lessor agree to engage in negotiations solely with each other.
ADDITIONAL PROVISIONS: The attached ____
____is/are made part of this LOI.

If you agree to the terms outlined above, please sign this Letter of Intent in the space provided below and return the executed copy.

Submitted this ____________day of, by: Agent or Attorney for Seller

and Firm ____

Agent or Attorney for Buyer and Firm____

Accepted and agreed this _________day of.______________ _________

Buyer/Lessee

Signature	Date

Address:____

City: ____State:_______________ Zip:____________

Seller/Lessor:

Signature	Date

Address:____

City: ____State:_______________ Zip:____________