

Contract to Purchase

1) Parties _____ Owner(s) of Record _____ (Seller) agrees to sell and convey to _____ (Buyer), an agent of an LLC to be named and/or assigns, and buyer agrees to buy from seller the following described real estate, together with all improvements thereon and all appurtenant rights, located at:

Address: _____

Legal Description to be provided by Buyer's Title Company.

2) The Purchase Price is to be \$ _____

3) The conditions of the Purchase are as follows:

A. Buyer will deposit \$ _____ with Buyer's Title Company.

B. Subject to review, inspection, and written approval of my financial partner.

C. Buyer may place appropriate sign on the property prior to closing for prospective tenants, contractors and/or assigns.

D. Seller agrees to allow buyer to show property to prospective partners, contractors and/or inspectors prior to closing.

E. Upon release request by Buyer, title company shall release deposit to Buyer.

4) Buyer is acting as a principle investor in the transaction and is not working as a real estate agent.

5) "All Cash". No financing contingencies. OTHER TERMS:

6) Possession is to be given on or before the date of closing.

7) Seller agrees to pay all taxes and assessments up to and including the date of title transfer.

8) Closing cost, recordation, transfer taxes shall be split by Seller and Buyer.

9) Closing date shall be on or before _____. With title to the above described real estate to be conveyed by a Warranty Deed. Title is to be free, clear, and unencumbered, free of building orders, subject to zoning regulations of record, and except easements and restrictions of record.

10) This offer, when accepted, comprises the entire agreement of Purchaser and Seller, and it is agreed that no other representations or agreements have been made or relied upon.

11) Buyer will have the exclusive right to market the property by public auction, MLS listing or any other means necessary and right to extend closing by sixty business days to complete purchase if necessary.

12) This offer is to remain open for acceptance for **2 days after** _____.

Date: _____

Date: _____

Seller

Buyer

Seller

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REAL ESTATE BUSINESS TODAY!**

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202-850-0056



PROOF OF FUNDING

To Whom It May Concern,

This letter certifies that Buyer with an LLC to be named may obtain up to \$ 1,000,000 in funding for the purchase of the subject property going towards down payment, closing costs, etc, subject to final underwriting review of appraisal(s), inspection(s) and title reports.

Sincerely,

iFinance Team LLC
Private & Hard Money Lender

PS – We Pay Broker & Referral Fees.. Contact Us Today!

Online Approval & Instant Rate Quote • Fast Closings • Dedicated & Personalized Service

12-Month Interest Only Fix and Flip Loans

No Interest on Unused Renovation Funds

No Prepayment Penalty

LOAN RATES:

One-Year Interest Only Loans starting at 7.49%*

(Rates are determined by experience, credit worthiness, and requested loan to value. Minimum FICO score is 600)