

LETTER OF INTENT TO PURCHASE REAL ESTATE

The purpose of this letter is to set for the some of the basic terms and conditions of the proposed purchase by the undersigned (the "Buyer") of certain real estate owned by you (the "Seller"). The terms set forth in this Letter will not become binding until a more detailed "Purchase Agreement" is negotiated and signed by the parties, as contemplated below by the section of this Letter entitled "non-Binding."

1. **PROPERTY ADDRESS:** The property` proposed to be sold is located at:
2415 22nd Ave N, Texas City, Tx 77590
2. **PRICE:** The proposed purchase price is \$ **50,000**. Buyer would pay the balance to Seller upon acceptance at closing.
3. **POSSESSION:** Possession would be given at the closing.
4. **INSPECTION:** After the final acceptance of a binding Purchase Agreement, Buyer may have the Real Estate inspected by a person of Buyer's choice to determine if there are any structural, mechanical, plumbing or electrical deficiencies, structural pest damage or infestation, any unsafe conditions or other damage, including the presence of radon gas, any lead-based paint hazards, and inspections for other conditions that are customary to the locality and/or that are required by law.
5. **CLOSING COSTS:** Traditional distribution of closing costs.
6. **STANDARD PROVISIONS:** The Purchase Agreement will include the standard provisions that are customary to the locality and/or that are required by law.
7. **ADDITIONAL PROVISIONS:** **Rights to market the property to acquire potential financial partners who will build a single-family home with plans submitted and approved by the city of Texas city planning department.**
8. **NON-BINDING.** This letter of Intent does not and is not intended to contractually bind the parties, and is only an expression of the basic conditions to be incorporated into a binding Purchasing Agreement. This Letter does not require either party to negotiate in good faith or to proceed to the completion of a binding Purchase Agreement. The parties shall not be contractually bound unless and until they enter into a formal, written Purchase Agreement, which must be in form and content satisfactory to each party and to each party's legal counsel, in their sole discretion. Neither party may rely on this Letter as creating any legal obligation of any kind. Notwithstanding the provisions of this paragraph to the contrary, Seller and Buyer

agree that the above paragraph entitled "Stand Still" shall be binding, regardless of whether a binding Purchase Agreement is entered into the parties.

If you would like to discuss a sale of Real Estate with the undersigned on these general terms, please sign and return a copy of this Letter of Intent to the undersigned at your earliest convenience.

Very truly yours,

The above Letter reflects our mutual understanding and sets forth the basis for proceedings to negotiate a Purchase Agreement as outlined above.

SELLER:

BUYER:

New Birth Syndicate LLC.

DATE:

10/18/2022