7 Star Realty, Inc
www.7StarRealtyInc.com
9951 Atlantic Blvd, Ste. 130
Jacksonville, Florida 32225
Phone: (904) 425-8280
Fax: (904) 677-7866

On the MLS, you will see the full offer instruction package that will be utilized for this transaction. This includes the actual purchase and sales agreement that is required by the seller.

In our efforts to save time and streamline the offer evaluation and response process, the seller is utilizing a simple one-page letter of intent (LOI) to be filled out and submitted.

To make an offer, please fill out the LOI and have the buyers digitally or wet sign it. Please submit the LOI along with the buyer's proof of funds and a color copy of their identification to OFFERS4258280@GMAIL.COM

We will typically notify you within 3-5 business days of the seller's response to your LOI. If you are selected as the highest and best offer, we will ask you to complete the offer package, and have the buyer sign and return it to us via email within 24 hours.

Please call us at 904-425-8280 or email us at OFFERS4258280@GMAIL.COM with any questions concerning submitting the LOI or offer.

Thank you,

Naji Hassan
Real Estate Broker
7 Star Realty
904-425-8280

LETTER OF INTENT FOR BANKRUPTCY SHORT SALE

PROPERTY ADDRESS: 8005 BELSAY CIRCLE, JACKSONVILLE, FL 32219

SELLER: GORDON P. JONES AS TRUSTEE OF THE BANKRUPTCY ESTATE OF DAKOTA EUGENE MOATS
CASE 3:25-bk-02093-JAB (Bankr.M.D. Fla JAX Div.)

BUYER: _____

OFFER PRICE: $_____ **FINANCING: CASH or CONVENTIONAL**

DOWN PAYMENT: (%) _____ **INITIAL BINDER DEPOSIT: $** _____
($ 5,000.00 **or greater)**

Buyer agrees to the following terms:

1. **Additional $** 5,000.00 **binder deposit is due in 100 days from acceptance**
2. **Buyer has completed all of their inspections and is buying the property "AS IS"**
3. **Buyer agrees to wait 120 days for short sale approval**
4. **Buyer agrees to pay $10,000 or 5% of sales price, whichever is greater, as a surcharge to the bankruptcy estate**
5. **Buyer to pay for homeowner's estoppel in the amount up to $400.00 per association and municipal lien search**
6. **The contract is not assignable**
7. **Closing will take place 30 days after short sale approval from the lienholder.**
8. **All personal property and appliances are excluded**
9. **Seller will not maintain the property**
10. **Buyer will pay for survey and municipal lien search**
11. **Buyer will supply to seller all inspections, appraisals, and surveys done on the property within 2 days of receipt**
12. **Buyer is responsible for turning on all utilities for inspections and appraisals, and pay any required utility inspection fees if needed to turn on utilities**
13. **If buyer doesn't sign purchase agreement within 24 hours of acceptance of LOI, then the offer will be considered withdrawn and seller will accept next best offer**

Seller agrees to pay for title search, title insurance, closing fee, deed stamps, commissions, property tax proration, association proration.

Buyer has reviewed the full offer instruction package on the MLS and agrees to sign the purchase and sales agreement in the package if the seller accepts their offer.

_____ _____

Buyer (Print Name) _____ **Date**

_____ _____

Buyer (Print Name) _____ **Date**

Buyer's Agent Name: _____ **Company:** _____

Phone: _____ **Email:** _____

Please attach proof of funds or pre-qualification letter and the buyer's color ID with this form

Questions on the property or submitting an offer please contact 7 Star Realty at 904-425-8280. Please email this letter of intent along with proof of funds to OFFERS4258280@gmail.com