

## Proposed Terms Sheet

This is not an offer or a contract and is solely intended to set forth possible terms for the proposed sale and purchase of the property described below. It is not binding on either party and creates no legal rights, duties, or obligations.

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Property address: \_\_\_\_\_

Legal description: \_\_\_\_\_

Personal property to be included: \_\_\_\_\_

Items to be excluded: \_\_\_\_\_

Purchase price: \$ \_\_\_\_\_

Escrow agent's name and address: \_\_\_\_\_

Initial deposit of \$ \_\_\_\_\_ will  accompany offer or  be made within \_\_\_\_\_ days after Effective Date.

Additional deposit of \$ \_\_\_\_\_ will be made within \_\_\_\_\_ days after Effective Date.

Closing date: \_\_\_\_\_

**Buyer will (Check as applicable)**

pay cash,

seek new financing in the amount of \$ \_\_\_\_\_ or \_\_\_\_\_ % of the purchase price, and

seek Seller financing in the amount of \$ \_\_\_\_\_ or \_\_\_\_\_ % of the purchase price.

**Buyer will have a right to inspect and (Check one)**

if the inspection is acceptable, Buyer will buy the property "as is."

if the inspection is not acceptable, Seller may be obligated to make repairs up to the negotiated limits.

Seller will pay seller's customary closing costs, except \_\_\_\_\_

Buyer will pay buyer's customary closing costs, except \_\_\_\_\_

**Title evidence and insurance: (Check one)**

Seller will choose closing and/or title agent and will pay for Owner's Policy and Charges.

Buyer will choose closing and/or title agent and will pay for Owner's Policy and Charges.

Buyer will choose closing and/or title agent and Seller will pay for Owner's Policy and Charges.

Miami-Dade/Broward regional provision will apply.

**Special assessments: If special assessments imposed by a public body may be paid in installments (Check one)**

Seller will pay installments due before closing and Buyer will pay installments due after closing.

Seller will pay the assessment(s) in full before or at the time of closing.

Additional Terms: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_