

**NON-BINDING PROPOSED TERM SHEET FOR
COMMERCIAL OR INDUSTRIAL PROPERTY;
VACANT LOTS FOR TWO OR MORE DWELLING UNITS; CO-OPS;
AND RESIDENTIAL REAL ESTATE EXCEEDING FOUR DWELLING UNITS**

THIS TERM SHEET IS NOT AN OFFER OR A CONTRACT AND IS SOLELY INTENDED TO SET FORTH POSSIBLE TERMS FOR THE PROPOSED TRANSACTION. IT IS NOT BINDING ON EITHER PARTY AND CREATES NO LEGAL RIGHTS, DUTIES OR OBLIGATIONS, EXPRESS OR IMPLIED. NEITHER THE SELLER/LANDLORD NOR ANY OTHER PARTY SHOULD RELY UPON THE INFORMATION CONTAINED IN THIS TERM SHEET.

REAL ESTATE LICENSEES ARE NOT PERMITTED BY LAW TO PREPARE AGREEMENTS FOR THE TYPE OF PROPERTY AS SET FORTH ABOVE, EXCEPT FOR LEASES OF CO-OPS. IF THE PARTIES DESIRE TO HAVE A CONTRACT OF SALE, LEASE OR OTHER LEGALLY BINDING DOCUMENT PREPARED, IT IS RECOMMENDED THAT THEY CONSULT AN ATTORNEY.

1. **Seller/Landlord.**

The Seller/Landlord of the property is _____

2. **Buyer/Tenant.**

The Buyer/Tenant of the property is _____

3. **Description of Property.**

The property to be sold/leased is _____

4. **Purchase Price/Rent.**

The proposed purchase price/rent is _____

5. **Other Proposed Terms.**

This non-binding term sheet has been prepared by the undersigned licensee.

DATE: _____ (Licensee)

_____ (Firm)