



INTENT TO ESCALATE
(Not intended to be a binding contract)

To Seller: _____

Regarding Property Address: _____

In the event that prior to Seller's Acceptance of my/our Offer to Purchase the above property, the Seller receives one or more Competing Offers (A Competing Offer must be a bona fide, arm's length, written offer containing all terms necessary for an enforceable agreement) with terms acceptable to Seller and from which Seller would receive a higher Net (contract sales price less any seller concessions) than the Net reflected in my/our offer, we hereby advise the Seller:

- I/We intend to increase our offer to an amount that is \$ _____ more than highest Competing Offer. My/Our offer shall not exceed (CHECK ONE):
 - Undisclosed amount;
 - \$ _____.
- Upon receipt of a copy of the highest Competing Offer, I/we intend to deliver a written offer reflecting the increased purchase price within _____ hours (The hours between 10pm and 8am are not considered when calculating the time for the delivery of the response by the Buyer). Unless my/our written offer does not contain a financing contingency, I/we will include an updated lender pre-approval letter showing qualifications for the new purchase price.
- A contract shall not be deemed in full force and effect until the Seller executes and delivers the fully executed amended offer described in the preceding sub-paragraph.

Respectfully Submitted,

BUYER: _____

DATE: _____

BUYER: _____

DATE: _____

Notice and copy of Competing Offer to be sent to:

Buyer Broker E-mail

(Optional) Notice of transmission of the above may be texted to:

Buyer Broker Cell Phone

