

RE: DONOR NAME(S):
DONOR ADDRESS(ES):
PROPERTY ADDRESS:
CHARITY: **Real Estate Donations, Inc.**
CHARITY ADDRESS: **613 W. Main Street, West Dundee, IL. 60118**

Dear Donor:

This letter shall serve as a Donation Agreement (Agreement) between Real Estate Donations, Inc. acting on behalf of the Charity and you (Donor). By signing below, we both agree to the following terms and conditions:

1. Upon signing this Agreement, the Donor conveys fee simple absolute title (warranty deed) to the real estate and any personal property of the Donor located thereon to the Charity. These deeds shall be held in escrow until the Charity accepts the gift.
2. Determining the fair market value of the donated property shall be the responsibility of the Donor. Fair market value of the property shall be established through the use of a "qualified appraiser" as the occupation is defined by the IRS. The Charity will deliver to the Donor a completed IRS form 8283 at the time of closing. (A copy is attached).
3. Upon execution and delivery of the signed Donation Agreement, the following is to be performed within 30 days of the execution of this Agreement.
4. Donor grants reasonable access to the property and a physical inspection of the Property is conducted by Real Estate Donations; and,
 - A. Donor grants reasonable access to the financial books and records relating to the donated property and Charity review them; and,
 - B. Real Estate Donations orders and reviews a title commitment for the donated property; and
 - C. Donor furnishes to the group appropriate disclosures regarding the title and condition of the property;
 - D. If Real Estate Donations is not satisfied with the results of its inspection, it may terminate this Agreement and the parties shall have no further rights or obligations to each other. Any claims of Interest shall be discharged and this Agreement cited as authority. Any deeds shall be cancelled forthwith.
5. The closing of this transaction is conditioned upon the simultaneous resale of the property by the Charity.
6. The donation is irrevocable once gifted to Charity subject to the Charity's right to return the property.
7. Real Estate Donations, Inc. has the right to file a claim of interest against the property as public notice of the Charity's interest in the property.
8. Upon Charity's approval and acceptance of the Gifted Property, Real Estate Donations, Inc., may record any or all deeds. (See Declaration and Deed of Gift). Notice of Acceptance shall be provided to Donor(s) by U.S. Mail.
9. Real Estate Donations has the right to advertise and market the gifted property during the evaluation process. Any repairs mad during this time by the Donor shall be done at the Donor's risk and expense.

