



## INFORMATION FOR POTENTIAL PURCHASERS AND LESSEES

Appointments to view a property may be scheduled by email and require a minimum of seventy-two (72) hours' notice. No appointments will be scheduled without evidence, satisfactory to Detroit Public Schools Community District (the "District" or "DPSCD") in its sole discretion, that the prospective party constitutes a viable and serious purchaser or lessee and a release of liability has been signed and delivered to the District. Proof of financial ability to close may be required.

NO CHILDREN ARE ALLOWED IN THE PROPERTY during the showing appointment. Please bring a flashlight when viewing property.

ALL PROPERTIES ARE CONVEYED AS-IS, WHERE-IS, WITH-ALL-FAULTS, AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED AS TO ITS CONDITION, ENVIRONMENTAL OR OTHERWISE, OR ITS SUITABILITY OR SUFFICIENCY FOR THE PROSPECTIVE PARTY'S INTENDED USES AND PURPOSES

All offers must include (1) DPSCD Real Estate Purchase or Lease Agreement whichever is applicable, signed by an authorized representative (unsigned forms or agreements will not be considered); (2) a proposed development plan; (3) DPSCD Conflict of Interest Form; (4) DPSCD Financial Disclosure Form; and (5) proof of funds.

All offers and forms should be sent electronically to [tammy.deane@detroitk12.org](mailto:tammy.deane@detroitk12.org).

The District will consider all proposals, plans and offers.

All contracts are subject to approval by DPSCD Board and Superintendent approval. No Purchase Agreement or Lease shall be final until executed by the Superintendent.

Any deposit shall be in the form of a bank draft, certified check, or bank cashier's check payable to \_\_\_\_\_ and required within 24 hours after execution of contract by DPSCD. No personal or company checks are acceptable.

The following terms and conditions shall be applicable to you and to any offer:

a. DPSCD shall have sole and absolute discretion to accept, counter or reject any offer received. DPSCD is not required to accept any particular offer, regardless of the terms or conditions of any offer.

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b. Subsequent to receipt of all written offers, DPSCD shall have the absolute right to further negotiate the terms and conditions of any offer with any broker and/or one or more purchasers.

However, DPSCD shall have no obligation to negotiate or communicate with you, or each, every, or any prospective purchaser or lessee.

c. Under no circumstances shall verbal communication be binding on DPSCD.

d. The acceptance of any offer shall be conditioned upon the subsequent execution by the prospective purchaser or tenant and DPSCD of a written contract of sale. DPSCD shall have no obligation to sell property unless a written contract is fully executed by both parties.

5. Prospective purchaser understands and agrees that DPSCD may, with complete and absolute discretion, begin, continue or re-open negotiations with any prospective purchaser or tenant until a final contract is approved and executed by DPSCD. DPSCD may solicit or accept new offers until such contract is executed by the DPSCD. None of the provisions in this correspondence is intended to or shall be construed to limit in anyway DPSCD's rights or remedies available under any applicable law, rule, regulation, or ordinance, or any contract, including all addenda thereto, entered into relating to the property.

The undersigned hereby agrees that they have read and understand the above information regarding purchasing or leasing property from the Detroit Public Schools Community District the following real property, located at \_\_\_\_\_

\_\_\_\_\_  
Name of Proposed Purchaser

\_\_\_\_\_  
Signature of Proposed Purchaser

\_\_\_\_\_  
Contact Number

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