



INFORMATION FOR POTENTIAL PURCHASERS AND LESSEES

Appointments to view a property may be scheduled by email and require a minimum of 72 hours (about 3 business days) 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.

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

NO CHILDREN OR PETS ARE ALLOWED IN THE PROPERTY during the showing appointment. Please bring your own safety gear and a flashlight when viewing property.

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.
5. Proof of Funds

All offers and forms should be sent electronically to eric.jenkins@detroitk12.org. DPSCD will consider all eligible and properly supported 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 a bank draft, certified check, or bank cashier's check payable to DPSCD and is required 24 hours after the execution of the contract by DPSCD. **No personal or business checks are accepted.**

The following terms and conditions shall apply 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 offer, regardless of the terms or conditions.
- B) After 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 prospective purchaser or lessee.
- C) Under no circumstances shall verbal communication be binding on DPSCD.

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- 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 for sale. DPSCD shall have no obligation to sell property unless a written contract is fully executed by both parties.

- E) Prospective purchasers understand and agree 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. Additionally, DPSCD may solicit or accept new offers until such contract is executed by the Superintendent of DPSCD. None of the provisions in this document are 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 on purchasing or leasing property from the Detroit Public Schools Community District.

Property Street Address: _____

Printed Name of Proposed Purchaser: _____

Signature of Proposed Purchaser: _____

Contact Phone Number: _____

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DPSCD does not discriminate on the basis of race, color, national origin, sex, sexual orientation, gender identity, disability, age, religion, height, weight, citizenship, marital or family status, military status, ancestry, genetic information, or any other legally protected category, in its educational programs and activities, including employment and admissions. Questions? Concerns? Contact the Civil Rights Coordinator at (313) 240-4377 or dpscd.compliance@detroitk12.org or 3011 West Grand Boulevard, 14th Floor, Detroit MI 48202