

Date: [Insert Date]

To: [Buyer Name]
[Buyer Address]
[City, State, Zip Code]

RE: Notice of Option to Purchase Property in "As-Is" Condition

Property Address: [Insert Full Property Address]

Dear [Buyer Name],

This letter serves as an official option agreement regarding the sale of the property located at the address listed above. The Seller hereby grants the Buyer the option to purchase the property under the following specific condition: **The property is being sold strictly in "As-Is" condition.**

1. Option Period: This option shall remain valid until [Insert Expiration Date]. After this time, the option shall expire unless a formal purchase agreement is executed.

2. Purchase Price: The agreed-upon purchase price for the property is \$[Insert Amount].

3. "As-Is" Acknowledgment: The Buyer acknowledges and agrees that:

- The property is sold in its current state and condition as of the date of closing.
- The Seller makes no warranties, guarantees, or representations regarding the physical condition, structural integrity, or systems (mechanical, electrical, plumbing) of the property.
- The Seller shall not be responsible for any repairs, improvements, or remediation of defects, whether known or unknown, discovered before or after the closing.

4. Inspection: The Buyer is encouraged to perform all necessary inspections and due diligence during the option period. Failure to inspect the property does not waive the "As-Is" nature of the sale.

By signing below, the parties acknowledge their understanding that this is an "As-Is" sale option and agree to the terms stated herein.

Sincerely,

[Seller Name]

Acknowledgment and Acceptance:

[Buyer Name]

Date: _____