

Date: [Insert Date]

To: [Spouse's Name or Legal Representative Name]

Address: [Insert Address]

RE: As-Is Cash Settlement Offer for Property located at: [Insert Property Address]

Dear [Name],

In the interest of reaching an amicable and expedited resolution to our divorce proceedings and the division of marital assets, I am submitting this formal "As-Is" cash offer to purchase your equity interest in the property located at [Insert Property Address].

The Terms of the Offer are as follows:

- **Purchase Price:** A total cash payment of \$[Insert Amount].
- **Condition:** The property will be accepted in its current "As-Is" condition. No repairs, cleaning, or improvements shall be requested or required prior to closing.
- **Contingencies:** This is a cash offer. There are no financing or appraisal contingencies.
- **Closing Date:** Closing to occur within [Insert Number] days of a signed agreement, or as otherwise determined by the court-approved settlement timeline.
- **Costs:** [Insert detail, e.g., Each party to pay their own legal fees; Seller to pay standard closing costs, etc.].

This offer is intended to provide both parties with immediate liquidity and to avoid the ongoing costs, delays, and uncertainties associated with listing the property on the open market, paying Realtor commissions, and managing public showings during this transition.

Please review this proposal with your legal counsel. This offer remains valid until [Insert Expiration Date/Time]. I look forward to your prompt response so we may move forward with the finalization of our settlement.

Sincerely,

[Your Signature]

[Your Printed Name]