

[Your Name]
[Your Address]
[City, State, Zip Code]
[Phone Number]
[Email Address]

[Date]

[Seller Name]
[Seller Address]
[City, State, Zip Code]

Re: Offer to Purchase Property Located at [Property Address]

Dear [Seller Name],

I am writing to formally express my interest in purchasing the property located at [Property Address].

I am aware that the property currently has outstanding code violations and/or municipal liens related to [Briefly mention violation, e.g., structural repairs, overgrown vegetation, or zoning issues].

I am prepared to purchase the property in its current "As-Is" condition. This offer specifically includes the following terms regarding the existing violations:

- **Assumption of Responsibility:** I agree to assume all responsibility for the existing code violations and will handle all necessary repairs and communication with the local building department or municipality.
- **Financial Liability:** I will be responsible for any costs associated with bringing the property into compliance after the closing date.
- **No Seller Repairs:** You will not be required to make any repairs, remediate any violations, or pay for inspections prior to the sale.

My proposed purchase price is \$[Amount]. I am prepared to close on this transaction by [Date] or as soon as the title is cleared.

Please let me know if you are interested in moving forward with this offer. I am available to discuss the details at your earliest convenience.

Sincerely,

[Your Signature]

[Your Printed Name]