

[Your Name]
[Your Address]
[Your Phone Number]
[Your Email]

[Date]

[Recipient Name]
[Recipient Address]

Re: Notice Regarding Property Condition and As-Is Sale/Transfer

Dear [Recipient Name],

This letter serves as formal notification regarding the physical condition of the property located at [Property Address].

Please be advised that the property requires major repairs and system replacements. Known issues include, but are not limited to:

- [Repair Item 1: e.g., Structural/Foundation issues]
- [Repair Item 2: e.g., Roof replacement required]
- [Repair Item 3: e.g., Non-functional HVAC system]
- [Repair Item 4: e.g., Significant plumbing or electrical defects]

The property is being offered for [Sale/Transfer] strictly in its current "As-Is" condition. The [Seller/Owner] makes no warranties or guarantees concerning the habitability, fitness for a particular purpose, or future longevity of any systems or structures.

The [Buyer/Recipient] acknowledges that the cost of all necessary repairs, inspections, and bringing the property up to current local building codes will be the sole responsibility of the [Buyer/Recipient] following the transfer of ownership.

By proceeding with this transaction, you acknowledge that you have been fully informed of the major repairs needed and accept the property in its current state.

Sincerely,

[Your Signature]

[Your Printed Name]