

**Date:** [Insert Date]

**To:** [Seller's Full Name]

**Address:** [Seller's Current Mailing Address]

**RE: OFFER TO PURCHASE HERITAGE PROPERTY**

**Property Address:** [Insert Full Address of Heritage Property]

**Heritage Designation:** [Insert Designation Type, e.g., Grade II Listed / Historic Landmark No.]

Dear [Seller's Last Name],

I am writing to formally submit an offer to purchase the heritage property located at the address mentioned above. Having a deep appreciation for the historical significance and architectural integrity of this home, I am committed to maintaining its legacy and adhering to all preservation standards.

**1. Purchase Price:** I offer a total purchase price of \$[Insert Amount] ([Insert Amount in Words]).

**2. Deposit:** Upon acceptance of this offer, I will provide an earnest money deposit of \$[Insert Amount].

**3. Financing:** This offer is [subject to / not subject to] obtaining mortgage financing. (If subject to: I expect to secure a commitment within [Number] days).

**4. Contingencies:** This offer is contingent upon the following:

- A satisfactory specialized building inspection focusing on historical structures.
- A review of the heritage easement and preservation restrictions.
- Clear title and historical deed verification.

**5. Closing Date:** I propose a closing date of [Insert Date], or as mutually agreed upon.

I admire the care you have taken to preserve this property and would be honored to be its next steward. I look forward to your response.

Sincerely,

[Your Signature]

[Your Printed Name]

[Your Phone Number]

[Your Email Address]