

Date: [Current Date]

To: [Seller's Full Name]

Property Address: [Full Property Address]

Dear [Seller's Last Name],

I am pleased to submit this formal offer to purchase the residential property located at [Full Property Address]. My offer is based on the following terms and conditions:

- 1. Purchase Price:** The proposed purchase price is \$[Dollar Amount].
- 2. Earnest Money Deposit:** Upon acceptance of this offer, I will provide a deposit of \$[Dollar Amount] to be held in escrow.
- 3. Financing:** This offer is [choose one: contingent / not contingent] upon obtaining a mortgage commitment for \$[Dollar Amount].
- 4. Inspections:** This offer is subject to a satisfactory home inspection, to be completed within [Number] days of acceptance.
- 5. Closing Date:** I propose a closing date of [Date], or as mutually agreed upon by both parties.
- 6. Expiration:** This offer is valid until [Date] at [Time].

I am excited about the possibility of owning your home and look forward to hearing from you or your agent.

Sincerely,

[Your Name]

[Your Phone Number]

[Your Email Address]