

Date: [Insert Date]

To: [Seller Name]

Property Address: [Insert Full Property Address]

Dear [Seller Name],

I am pleased to submit this all-cash offer to purchase the property located at [Insert Property Address]. Below are the terms of the offer:

- **Purchase Price:** \$[Insert Amount]
- **Earnest Money Deposit:** \$[Insert Amount]
- **Financing:** This is an all-cash offer. No mortgage contingency is required.
- **Proof of Funds:** Attached is a bank statement/letter verifying available funds for the full purchase price.
- **Inspection Period:** [Insert Number] days from the effective date of the contract.
- **Closing Date:** [Insert Number] days after the end of the inspection period, or as soon as title work is complete.
- **Closing Costs:** [State who pays what, e.g., Buyer and Seller to pay their own customary costs].

Additional Conditions:

[Insert any additional notes, such as "Property to be sold in As-Is condition"]

This offer is valid until [Insert Date and Time]. I am prepared to move forward quickly and can provide a formal Purchase and Sale Agreement immediately upon your acceptance.

Thank you for your time and consideration. I look forward to your response.

Sincerely,

[Your Name]

[Your Phone Number]

[Your Email Address]