

Date: [Insert Date]

To: [Seller's Full Name]

Property Address: [Insert Full Property Address]

Dear [Seller's Last Name],

I am pleased to submit this offer to purchase the property located at [Insert Address] for the total purchase price of \$[Insert Amount] USD.

Terms of the Offer:

- **Purchase Price:** \$[Insert Amount]
- **Earnest Money Deposit:** \$[Insert Amount]
- **Financing:** [Cash / Conventional Loan / FHA]
- **Closing Date:** [Insert Date]

"As-Is" Condition Clause:

The Buyer agrees to purchase the Property in its current "as-is" condition as of the date of this offer. The Buyer acknowledges that the Seller makes no warranties or representations regarding the physical condition of the property. The Buyer waives the right to request any repairs, credits, or price reductions based on the property's condition or any inspection findings.

Contingencies:

This offer is [subject to / not subject to] a formal home inspection for informational purposes only. This offer is [subject to / not subject to] the Buyer obtaining necessary financing.

Expiration:

This offer is valid until [Insert Time] on [Insert Date].

Thank you for your time and consideration of this offer. I look forward to hearing from you.

Sincerely,

[Your Name]

[Your Phone Number]

[Your Email Address]