

[Date]

[Seller Name]
[Seller Address]
[City, State, Zip]

Re: Offer for Property Located at: [Property Address]

Dear [Seller Name],

My name is [Your Name] and I am a real estate investor based in [Your State]. I am writing to submit a formal, sight-unseen offer to purchase your property located at [Property Address].

Because I am an out-of-state investor, I have reviewed the property details, market data, and available photos extensively. To make this process as convenient as possible for you, I am prepared to move forward with the following terms:

- **Purchase Price:** \$[Amount]
- **Earnest Money Deposit:** \$[Amount]
- **Financing:** [Cash / Conventional Loan / Hard Money]
- **Closing Date:** [Date or Number of Days]
- **Contingencies:** [e.g., Subject to professional inspection / None]

I understand the challenges of selling a property from a distance. I am committed to a professional, streamlined transaction and can work with your preferred title company or attorney to ensure all paperwork is handled remotely.

This offer remains valid until [Expiration Date/Time]. Please feel free to contact me or my representative, [Agent Name if applicable], at [Phone Number] or [Email Address] to discuss this further.

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

Sincerely,

[Your Signature]
[Your Printed Name]
[Your Company Name, if applicable]
[Your Phone Number]