

Date: [Date]

To: [Seller Name]

Property Address: [Property Address]

Dear [Seller Name],

Please accept this letter as a formal offer to purchase the property located at [Property Address] for the price of \$[Amount].

As I am currently located out of state, I am submitting this offer "sight-unseen." Because I have not yet had the opportunity to physically walk through the home, this offer is strictly contingent upon the following:

- **Physical Inspection Contingency:** A satisfactory in-person walkthrough of the property by the Buyer to be completed no later than [Number] days after the effective date of the contract.
- **Right to Rescind:** During this inspection period, the Buyer shall have the absolute right to cancel the contract and receive a full refund of any earnest money deposit if the condition of the property is not to the Buyer's satisfaction.
- **Professional Inspection:** A satisfactory report from a licensed home inspector of the Buyer's choice.
- **Financing/Appraisal:** The property must appraise for at least the purchase price, and the Buyer must secure final mortgage approval.

I am highly interested in your home and am prepared to move forward quickly once these physical verifications are complete. Please find my pre-approval letter and proof of funds attached.

This offer shall remain valid until [Time/Date]. I look forward to your response.

Sincerely,

[Buyer Name]

[Buyer Phone Number]

[Buyer Email]