

Date: [Insert Date]

To: [Seller Name]

Property Address: [Insert Full Property Address]

Dear [Seller Name],

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

This offer is based on the following terms:

- **Condition:** The property is being purchased in "As-Is" condition. I will not request any repairs or credits for property defects.
- **Sight-Unseen:** This offer is made "Sight-Unseen." I am waiving a physical walkthrough prior to the signing of the purchase agreement.
- **Financing:** [Choose one: This is a cash offer / This offer is contingent upon financing].
- **Earnest Money:** I will provide a deposit of \$[Insert Amount] upon acceptance of this offer.
- **Closing Date:** I am prepared to close on or before [Insert Date].

This offer is valid until [Insert Expiration Time/Date]. I look forward to your response.

Sincerely,

[Your Name]

[Your Phone Number]

[Your Email Address]