

Date: [Insert Date]

To: [Seller Name]

Property Address: [Insert Property Address]

Dear [Seller Name],

I am writing to submit a formal offer to purchase your property located at [Insert Property Address]. Based on the information available and the current market conditions, my offer is **[\$[Insert Dollar Amount]]**.

I am submitting this offer "sight-unseen." I understand that the property is a "fixer-upper" and requires significant repairs and renovations. I am prepared to purchase the home in its current "as-is" condition, meaning you will not be required to make any repairs, clean the property, or remove any remaining debris.

**Terms of the Offer:**

- **Purchase Price:** \$[Insert Dollar Amount]
- **Financing:** [Cash / Conventional Loan / Hard Money]
- **Earnest Money Deposit:** \$[Insert Amount]
- **Inspection Period:** [Number of Days] days from acceptance (for feasibility only)
- **Closing Date:** [Insert Date or Number of Days]

Because I am buying this property without a physical walkthrough, I can offer a streamlined closing process with fewer contingencies than a traditional buyer. My goal is to make this transaction as simple and stress-free for you as possible.

This offer is valid until [Insert Expiration Date and Time]. I have attached my [Proof of Funds / Pre-Approval Letter] for your review.

Thank you for your time and for considering my offer. I look forward to hearing from you.

Sincerely,

[Your Name]

[Your Phone Number]

[Your Email Address]