

**Date:** [Date]

**Property Address:** [Full Property Address]

**To:** [Seller Name]

Dear [Seller Name],

This letter constitutes a formal offer to purchase the property located at [Property Address] for the purchase price of \$[Offer Price].

Please note that this is a **Sight-Unseen Offer**. I am prepared to move forward based on the information provided and current market data, provided that the following conditions are met:

- **Subject-To Inspection:** This offer is contingent upon a physical inspection of the property by the Buyer or a representative within [Number of Days] days of an executed agreement.
- **Right to Rescind:** If the inspection reveals structural issues, required repairs, or property conditions that were not previously disclosed or exceed [Dollar Amount] in estimated costs, the Buyer reserves the right to renegotiate the price or cancel the contract without penalty.
- **Due Diligence:** This offer is subject to a review of title, any existing liens, and [Optional: HOA documents/Lease agreements].

**Terms of Sale:**

- **Earnest Money Deposit:** \$[Amount]
- **Closing Date:** On or before [Date]
- **Financing:** [Cash / Conventional / Other]

This offer is valid until [Time] on [Date]. Please contact me at [Phone Number] or [Email Address] to discuss these terms or to accept this offer.

Sincerely,

[Your Name]

[Your Company Name, if applicable]