

[Your Name]
[Your Address]
[Your Phone Number]
[Your Email]

[Date]

[Seller's Name]
c/o [Listing Agent's Name]
[Property Address]

Subject: All-Cash Offer for [Property Address]

Dear [Seller's Name or "Homeowner"],

I am pleased to submit an all-cash offer to purchase the property located at [Property Address] for the amount of \$[Offer Price].

While I understand this offer is below the current asking price, I believe the following terms provide significant value and security for a smooth transaction:

- **All-Cash Purchase:** I have the full funds available immediately. There is no financing contingency and no risk of a bank appraisal causing the deal to fall through.
- **Quick Closing:** Because no mortgage processing is required, I am prepared to close in as little as [Number of Days, e.g., 10-14] days, or on a timeline that best suits your needs.
- **As-Is Condition:** I am prepared to purchase the home in its current condition, saving you the time and expense of further repairs or staging.
- **Proof of Funds:** Attached to this letter, please find a bank verification letter confirming the availability of funds for this purchase.

I appreciate the opportunity to view your home and believe my offer provides the most certain and efficient path to a successful closing.

This offer is valid until [Expiration Date and Time]. I look forward to hearing from you or your representative.

Sincerely,

[Your Signature]
[Your Printed Name]