

Date: [Insert Date]

Property Address: [Insert Property Address]

Dear [Seller's Name],

Thank you for the opportunity to tour your property. We appreciate the potential this home offers and are excited about the possibility of making it our own.

After a thorough walkthrough and an assessment of the current market conditions, we would like to submit an offer of \$[Insert Offer Price].

While we truly value the location and layout of the house, our offer reflects the significant investment required to address the current condition of the property. Specifically, we have accounted for the necessary updates and repairs regarding [list major issues, e.g., the roof, outdated electrical, or structural repairs].

Our offer includes the following terms:

- Earnest Money Deposit: \$[Insert Amount]
- Down Payment: [Insert Percentage]%
- Financing: [Insert Loan Type, e.g., Conventional/Cash]
- Closing Date: [Insert Date]

We are prepared to move forward quickly and can be flexible with the closing timeline to suit your needs. We believe this is a fair offer that considers the "as-is" state of the home while allowing us the budget to restore it to its full potential.

Thank you for your time and consideration. We look forward to hearing from you.

Sincerely,

[Your Name]

[Your Phone Number]

[Your Email Address]