

Date: [Insert Date]

To: [Seller Name]

Property Address: [Insert Property Address]

Dear [Seller Name],

We are pleased to submit an offer to purchase the property located at [Insert Property Address] for the amount of \$[Insert Offer Price].

While we understand this offer is below your current asking price, we are prepared to offer terms that prioritize speed and certainty to ensure a smooth transition for you:

- **Quick Closing:** We are prepared to close in as few as [Number] days, or on a timeline that best suits your needs.
- **Financial Strength:** We are [choosing one: Cash Buyers / Pre-approved for a conventional loan] and have included our proof of funds/pre-approval letter with this offer.
- **Minimal Contingencies:** To expedite the process, we have waived the [Insert contingency, e.g., appraisal or sale of current home] contingency.
- **As-Is Purchase:** We intend to purchase the home in its current condition, reducing the need for costly repairs or lengthy negotiations following an inspection.

Our goal is to provide you with a guaranteed, hassle-free sale that allows you to move forward quickly. We love your home and would be thrilled to make this deal work.

This offer is valid until [Insert Expiration Date/Time]. We look forward to hearing from you.

Sincerely,

[Your Name]

[Your Phone Number]

[Your Email Address]