

Date: [Insert Date]

To: [Seller Name]

Property Address: [Insert Property Address]

Dear [Seller Name],

I am writing to formally submit an offer to purchase the property located at [Insert Property Address] for the amount of \$[Insert Offer Price].

This offer is [Insert Dollar Amount] below your current asking price. This price reflects my intention to purchase the property in its current "As-Is" condition. By accepting this offer, I am committing to the following:

- **No Repair Requests:** I will not ask for any repairs, credits, or improvements following my inspections.
- **Streamlined Closing:** Because I am accepting the property in its current state, the risk of the deal falling through due to inspection negotiations is eliminated.
- **Faster Timeline:** I am prepared to close on or before [Insert Closing Date].

I appreciate the opportunity to view your home. I believe this offer provides a fair value considering the immediate cost of [mention specific major repairs if applicable, e.g., the aging roof/outdated HVAC] that I will be assuming upon taking ownership.

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

Sincerely,

[Your Name]

[Your Phone Number]

[Your Email Address]