

[Date]

[Listing Agent Name]

[Brokerage Name]

[Address]

RE: Offer for [Property Address]

Dear [Listing Agent Name/Seller Name],

On behalf of my clients, [Buyer Names], I am pleased to submit this formal offer for the purchase of the property located at [Property Address].

Offer Price: \$[Amount]

We appreciate the opportunity to view this home. After performing a detailed comparative market analysis of recent sales and current market conditions, we have determined that this price reflects the current fair market value for the following reasons:

- **Recent Comparables:** Similar properties in the immediate area have recently closed at an average of \$[Price per square foot or total price].
- **Market Trends:** [Mention factors such as rising interest rates, increased days on market, or specific neighborhood shifts].
- **Property Condition:** [Optional: Mention specific repairs or updates needed that influenced the offer price].

Key Terms of Our Offer:

- Earnest Money Deposit: \$[Amount]
- Down Payment: [Percentage]%
- Financing: [e.g., Conventional/FHA/Cash]
- Inspection Period: [Number] days
- Closing Date: [Date]

My clients are pre-approved and are prepared to move forward quickly. We believe this is a fair and competitive offer based on today's evolving market.

This offer is valid until [Time] on [Date]. We look forward to your response.

Sincerely,

[Your Name]

[Your Title/Company]

[Your Phone Number]

[Your Email Address]