

Date: [Insert Date]

To: [Seller Name(s)]

Regarding: [Property Address]

Dear [Seller Name(s)],

Thank you for the opportunity to tour your home. We are excited to submit this offer for [Property Address].

Our offer details are as follows:

- **Purchase Price:** \$[Insert Amount]
- **Earnest Money Deposit:** \$[Insert Amount]
- **Down Payment:** [Insert Percentage]%
- **Closing Date:** [Insert Date]

To compensate for an offer price below the asking price, we have chosen to waive several contingencies to provide you with maximum certainty and a smoother transaction:

- **Inspection Contingency:** Waived. We are purchasing the home in "as-is" condition.
- **Appraisal Contingency:** Waived. We will cover any gap between the appraised value and our offer price.
- **Financing Contingency:** [Waived / Not Waived]. (We have included our pre-approval letter for your review).

We are very interested in this property and believe our clean terms offer the security of a guaranteed closing. We are prepared to move forward immediately.

Thank you for your time and consideration.

Sincerely,

[Your Name(s)]

[Your Phone Number]

[Your Email Address]