

Date: [Insert Date]

To: [Seller's Name]

Property Address: [Insert Property Address]

Dear [Seller's Name],

I/We, [Buyer's Name(s)], am/are pleased to submit this offer to purchase the property located at [Insert Property Address].

1. Purchase Price: Our base offer price is \$[Insert Base Amount].

2. Escalation Clause: In the event that the Seller receives one or more additional bona fide competing offers with a net purchase price higher than our base offer, we hereby agree to increase our offered purchase price to \$[Insert Increment Amount] above the highest net purchase price received by the Seller.

3. Maximum Purchase Price: Notwithstanding the escalation mentioned above, our total purchase price shall not exceed a maximum cap of \$[Insert Maximum Limit Amount].

4. Proof of Competing Offer: This escalation clause shall only be triggered upon the Seller providing the Buyer with a complete copy of the highest competing bona fide offer used to justify the price increase.

5. Terms and Conditions: All other terms of our original offer, including financing and inspection contingencies, remain in full effect.

This offer remains valid until [Insert Expiration Time/Date].

Sincerely,

[Buyer Signature]

[Buyer Printed Name]

[Phone Number]

[Email Address]