

Date: [Insert Date]

To: [Seller Name]

c/o: [Listing Agent Name]

RE: Offer for Property Located at: [Property Address]

Dear [Seller Name],

We are pleased to submit our offer for the purchase of the above-referenced property. We recognize the competitive nature of the current market and wish to demonstrate our commitment to acquiring your home.

1. Purchase Price: Our base offer price is \$[Initial Offer Amount].

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

3. Maximum Purchase Price: Our escalated purchase price shall not exceed a maximum cap of \$[Maximum Price Limit].

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. Other Terms: All other terms and conditions of our original offer dated [Date of Initial Offer] remain in full force and effect.

We look forward to your positive response.

Sincerely,

[Buyer Name(s)]

[Buyer Contact Information]