

Date: [Date]

To: [Seller's Name]

Re: Offer for Property located at: [Property Address]

Dear [Seller's Name],

The Buyer, [Buyer's Name], hereby submits an all-cash offer to purchase the property located at [Property Address] for the sum of \$[Initial Offer Amount].

Escalation Clause:

In the event that the Seller receives one or more additional bona fide competing offers with terms acceptable to the Seller that result in a net proceeds higher than the Buyer's initial offer, the Buyer agrees to increase this offer price as follows:

- **Incremental Amount:** The Buyer's purchase price shall be increased by \$[Increment Amount, e.g., \$2,000] above the net purchase price of the highest competing offer.
- **Maximum Purchase Price:** In no event shall the Buyer's total purchase price exceed a maximum of \$[Maximum Price Cap].

Terms of Escalation:

1. This escalation is contingent upon the Seller providing the Buyer with a complete copy of the highest competing bona fide offer used to trigger this clause.
2. This offer remains an all-cash transaction with no financing contingencies.
3. Proof of funds is attached to this letter.

All other terms and conditions of the original Purchase Agreement dated [Date] remain in full force and effect.

Sincerely,

[Buyer's Signature]

[Buyer's Printed Name]

[Buyer's Phone Number/Email]

[Agent's Name/Brokerage, if applicable]