

Date: [Insert Date]

To: [Seller Name]

Re: Offer for Property located at [Property Address]

Dear [Seller Name],

We are pleased to submit our offer for the purchase of your property. We understand the importance of a certain and smooth closing process.

In addition to our purchase price of \$[Insert Offer Price], this offer includes an **Appraisal Gap Escalation Clause** as follows:

In the event that the lender's appraised value comes in lower than the agreed-upon purchase price, the Buyer agrees to pay up to \$[Insert Maximum Gap Amount] in cash above the appraised value to cover the difference.

Terms and Conditions:

- This additional cash payment shall not exceed a total purchase price of \$[Insert Maximum Purchase Price Cap].
- Buyer shall provide proof of funds for the additional cash required to cover the gap upon request.
- If the gap between the appraised value and the purchase price exceeds \$[Insert Maximum Gap Amount], the parties agree to negotiate in good faith to reach a resolution, or the Buyer reserves the right to exercise the appraisal contingency.

We are highly motivated to purchase your home and believe this clause demonstrates our commitment to closing this transaction despite any valuation fluctuations.

Sincerely,

[Your Name]

[Your Phone Number]

[Your Email]