

Date: [Insert Date]

To: [Seller Name(s)]
c/o: [Listing Agent Name]

Property Address: [Insert Property Address]

Dear [Seller Name(s)],

We are pleased to submit this offer for the purchase of your home. We have fallen in love with the property and are prepared to offer the following terms to demonstrate our commitment:

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

2. Escalation Clause: In the event that you receive another bona fide written offer that is higher than our base price, we agree to increase our offer price to \$[Insert Increment Amount] above the highest competing net offer, up to a maximum purchase price of \$[Insert Cap Price].

3. Waived Contingencies: To ensure a smooth and certain closing, we are waiving the following contingencies:

- **Appraisal Contingency:** We waive the right to terminate based on the appraisal. We agree to pay the difference in cash if the appraisal comes in lower than the final purchase price.
- **Inspection Contingency:** We waive the right to request repairs or credits based on home inspections. We are purchasing the home in "as-is" condition.
- **Financing Contingency:** [Optional: Only include if waiving] We waive our right to terminate based on loan approval.

4. Proof of Funds: Attached to this offer, please find our pre-approval letter and proof of funds to cover the down payment and any potential appraisal gap.

We are flexible on the closing date and are eager to work with you to make this a successful transaction.

Sincerely,

[Your Name(s)]
[Your Phone Number]
[Your Email]