

Date: [Date]

To: [Seller's Name]

Re: Offer for [Property Address]

Dear [Seller's Name],

We are writing to express our sincere interest in purchasing your home. As first-time homebuyers, we have been searching for a property that truly feels like home, and yours is exactly what we have been looking for.

Our initial offer price is \$[Initial Offer Amount].

In the event that you receive one or more additional bona fide competing offers with terms acceptable to you that result in a net price higher than our current offer, we wish to activate this escalation clause.

**Escalation Terms:**

- Our offer price shall be increased to \$[Amount] above the highest competing net offer price.
- Our maximum purchase price shall not exceed \$[Maximum Cap Amount].

This escalation is contingent upon the Listing Agent providing our representative with a complete copy of the competing offer used to trigger this increase.

We are pre-approved for financing and are prepared to move forward quickly. We hope this demonstrates our commitment to securing your home and our respect for its value.

Thank you for your time and consideration.

Sincerely,

[Your Name(s)]

[Your Phone Number]

[Your Email Address]