

[Your Name]
[Your Address]
[City, State, Zip Code]
[Phone Number]
[Email Address]

[Date]

[Listing Agent Name]
[Brokerage Firm Name]
[Address]

RE: Offer for Property at [Property Address]

Dear [Listing Agent Name/Seller Name],

Please find attached our formal offer for the purchase of the property located at [Property Address]. We are highly interested in this home and wish to present a competitive proposal.

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

2. Escalation Clause: In the event that the Seller receives one or more additional bona fide written offers with a net purchase price higher than our initial offer, our offer price shall automatically increase by \$[Incremental Amount] above the highest competing net purchase price.

3. Maximum Price: Notwithstanding the above, our purchase price shall not exceed a maximum cap of \$[Maximum Cap Amount].

4. Verification: This escalation clause is triggered only upon the Seller providing the Buyer with a complete copy of the highest competing offer used to justify the price increase.

5. Other Terms: [Insert terms such as "All-cash," "Waived contingencies," or "Flexible closing date"].

This offer remains valid until [Date] at [Time]. We look forward to your positive response.

Sincerely,

[Your Signature]
[Your Printed Name]