

Date: [Insert Date]

To: [Seller Name]

Property Address: [Insert Property Address]

Dear [Seller Name],

We are pleased to submit this offer to purchase the property located at [Insert Property Address]. We are highly motivated to acquire this home and have included an Escalation Clause to ensure our offer remains competitive.

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

2. Escalation Amount: In the event that the Seller receives one or more additional bona fide executed offers with a net purchase price higher than our initial offer, our offer price shall automatically increase by \$[Insert Increment Amount, e.g., \$2,000] above any other offer.

3. Maximum Price: This automatic escalation shall not exceed a maximum purchase price of \$[Insert Cap Amount].

4. Proof of Competing Offer: 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 increase.

5. Terms: All other terms and conditions of the attached Purchase Agreement remain in full effect. This offer is [Insert: "cash" or "pre-approved for financing"] with a closing date of [Insert Date].

We appreciate your consideration of our offer and look forward to hearing from you.

Sincerely,

[Buyer Name]

[Buyer Phone Number]

[Buyer Email Address]