

[Your Name]
[Your Address]
[Your Phone Number]
[Your Email]

[Date]

[Seller Name]
[Seller Address]

RE: Offer to Purchase [Property Address]

Dear [Seller Name],

I am interested in purchasing your property located at [Property Address]. I am prepared to offer a substantial down payment to demonstrate my commitment and financial strength, while requesting that you carry the remaining balance via seller financing.

My Proposal:

- **Purchase Price:** \$[Amount]
- **Down Payment:** \$[Amount] ([Percentage]%)
- **Financed Amount:** \$[Amount]
- **Interest Rate:** [Percentage]%
- **Loan Term:** [Number] years
- **Monthly Payment:** \$[Amount] (Principal and Interest)
- **Balloon Payment:** [Amount] due in [Number] months (if applicable)

Benefits of this Offer:

- **Immediate Liquidity:** You will receive a large cash payment at closing.
- **Passive Income:** You will earn steady monthly interest at a rate higher than most savings accounts.
- **Security:** The loan will be secured by a Deed of Trust/Mortgage on the property.
- **Faster Closing:** By bypassing traditional bank appraisals and long underwriting processes, we can close in as little as [Number] days.

I have attached my [Proof of Funds/Pre-approval] for the down payment. I am flexible on certain terms and would welcome the opportunity to discuss how we can make this a mutually beneficial transaction.

Thank you for your time and consideration.

Sincerely,

[Your Signature]

[Your Printed Name]