

[Date]

[Seller Name]

[Seller Address]

[City, State, Zip]

**RE: Offer to Purchase Property at [Property Address]**

Dear [Seller Name],

I am interested in purchasing your property located at [Property Address]. After reviewing the details of the home, I would like to submit the following formal offer:

- **Purchase Price:** \$[Amount]
- **Terms:** All-Cash Offer
- **Condition:** Purchased "As-Is" (No repairs, cleaning, or updates required)
- **Closing Date:** [Number] days after acceptance, or on your preferred timeline.
- **Contingencies:** [e.g., Subject to a 7-day inspection period / No contingencies]

By accepting this offer, you will not have to pay for any realtor commissions, professional cleaning, or repairs. I will also cover [all/portion] of the standard closing costs.

This offer is valid until [Expiration Date/Time].

If you have any questions or would like to discuss this further, please contact me directly at [Phone Number] or [Email Address].

Thank you for your time and consideration.

Sincerely,

[Your Name]

[Your Company Name, if applicable]

[Your Phone Number]