

[Date]

[Buyer Name]
[Buyer Address]
[City, State, Zip Code]

RE: Counteroffer for Property Located at [Property Address]

Dear [Buyer Name],

Thank you for your offer dated [Date of Offer] regarding the purchase of the property mentioned above. We appreciate your interest; however, we are unable to accept your proposal as currently written.

We would like to submit the following counteroffer for your consideration:

- **Purchase Price:** \$[Amount]
- **Earnest Money Deposit:** \$[Amount]
- **Closing Date:** [Date]

"As-Is" Condition Clause:

The Property is being sold in its current "AS-IS" condition as of the date of closing. The Seller makes no warranties or representations, expressed or implied, concerning the condition of the property, including but not limited to the structural integrity, mechanical systems, or environmental status. The Buyer acknowledges that they have been given the opportunity to inspect the property and agrees to accept it in its present state without any repairs, credits, or price reductions following the inspection period.

All other terms and conditions of your original offer that do not conflict with the changes above shall remain the same.

This counteroffer is valid until [Time] on [Date]. If we do not receive a signed acceptance by this time, this counteroffer shall be deemed revoked.

Sincerely,

[Seller Signature]
[Seller Printed Name]

Acceptance:

The undersigned Buyer hereby accepts the terms of this counteroffer.

Buyer Signature: _____ Date: _____