

Date: [Date]

To: [Seller Name]
c/o: [Listing Agent Name]

Re: Offer for Property Located at: [Property Address]

Dear [Seller Name],

Please find our highest and best offer for the property mentioned above. We are excited about the possibility of making this our home.

Initial Purchase Price: \$[Amount]

Escalation Clause:

In the event that the Seller receives one or more additional bona fide, arm's length offers with a net purchase price higher than our initial offer, we agree to increase our offer price to \$[Amount] above the highest competing net offer.

Maximum Purchase Price:

This price escalation shall not exceed a maximum purchase price of \$[Amount].

Proof of Offer:

This escalation clause is contingent upon the Seller providing the Buyer with a redacted copy of the highest competing offer used to justify the price increase.

Other Key Terms:

- Down Payment: [Amount/Percentage]
- Loan Type: [e.g., Conventional/FHA/Cash]
- Closing Date: [Date]
- Contingencies: [e.g., Inspection, Appraisal, None]

This offer is valid until [Date] at [Time]. We look forward to hearing from you.

Sincerely,

[Buyer Name(s)]

[Phone Number]

[Email Address]