

Date: [Date]

To: [Seller Name]

c/o: [Seller's Agent Name/Brokerage]

Re: Additional Cash Contribution for Appraisal Gap - [Property Address]

Dear [Seller Name],

In regards to the Purchase Agreement dated [Date of Agreement] for the property located at [Property Address], the Buyer hereby agrees to the following terms regarding the appraisal value:

1. **Appraisal Gap Guarantee:** In the event that the lender's appraised value of the property is lower than the agreed-upon Purchase Price of \$[Purchase Price], the Buyer agrees to pay an additional cash contribution of up to \$[Maximum Gap Amount] to cover the difference between the appraised value and the Purchase Price.

2. **Total Purchase Price:** The Buyer remains committed to the original Purchase Price. This additional cash will be paid at the time of closing and is in addition to the initial down payment specified in the contract.

3. **Proof of Funds:** Attached to this letter is documentation (bank statement/letter) verifying that the Buyer has the necessary liquid funds available to cover this additional cash contribution.

4. **Appraisal Minimum:** This guarantee is valid as long as the appraised value is not lower than \$[Minimum Appraised Value Needed]. If the appraisal falls below this amount, the parties agree to renegotiate in good faith or the Buyer may exercise their rights under the original appraisal contingency.

This letter serves as an amendment to the original offer to strengthen our commitment to the purchase and provide the Seller with assurance regarding the valuation process.

Sincerely,

[Buyer Signature]

[Buyer Printed Name]

[Buyer Signature]

[Buyer Printed Name]