

head>

[Your Name]  
[Your Address]  
[City, State, Zip Code]  
[Date]

[Seller's Name]  
[Seller's Address]  
[City, State, Zip Code]

**RE: Offer to Bridge Appraisal Shortfall via Seller Financing - [Property Address]**

Dear [Seller's Name],

As you are aware, the recent appraisal for the property located at [Property Address] came in at \$[Appraised Value], which is \$[Shortfall Amount] below our agreed-upon purchase price of \$[Purchase Price].

We remain fully committed to purchasing your home at the original price. To bridge this valuation gap without requiring a price reduction or additional upfront cash, we would like to propose that you carry a portion of the equity as a Second Mortgage (Seller Carryback).

**Proposed Terms for the Appraisal Gap:**

- **Principal Amount:** \$[Shortfall Amount]
- **Interest Rate:** [Percentage]% per annum
- **Payment Schedule:** [Monthly/Interest-only/Balloon]
- **Term Length:** [Number of Months/Years]
- **Security:** This loan will be secured by a second deed of trust/mortgage on the property.

This arrangement allows you to realize the full original sale price and earn interest on the deferred gain, while allowing us to proceed with our primary financing. We are prepared to have our legal counsel or the title company draft the necessary Promissory Note and Deed of Trust to ensure a secure and professional closing.

Please let us know if these terms are acceptable or if you would like to discuss a different structure for the carryback.

Sincerely,

[Your Signature]  
[Your Printed Name]  
[Your Phone Number]