

[Your Name]
[Your Address]
[City, State, Zip Code]
[Your Email]
[Your Phone Number]

[Date]

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

RE: Price Reduction Request for Property at [Property Address]

Dear [Seller's Name],

Thank you for the opportunity to inspect the property located at [Property Address]. While I am still very interested in moving forward with the purchase, the professional inspection conducted on [Date] revealed a major defect that was previously unknown.

Specifically, the inspection identified the following significant issue: [Detailed description of the major defect, e.g., structural foundation cracks, roof failure, or mold].

According to the estimates I have received from licensed contractors, the cost to repair this defect is approximately \$[Amount]. A copy of the inspection report and the repair estimates are attached for your review.

Due to the severity of this issue and the unexpected expense required to make the property safe and habitable, I am requesting a reduction in the purchase price. I propose a new purchase price of \$[New Proposed Price], which reflects a reduction of \$[Reduction Amount].

I believe this adjustment is fair and reflects the current market value of the property in its present condition. Please let me know by [Date/Time] if you agree to this price reduction so that we may proceed with the closing process.

I look forward to hearing from you.

Sincerely,

[Your Signature]

[Your Printed Name]