

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

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

Re: Counter-Offer for Property at [Property Address]

Dear [Buyer's Name],

Thank you for your recent offer dated [Date] to purchase the property located at [Property Address].

We are pleased to accept the purchase price and general terms outlined in your offer; however, we would like to formally propose a counter-offer regarding the inclusion of custom furniture pieces currently located on the premises.

Specifically, we propose the inclusion of the following items in the final sale price:

- [Item 1: e.g., Custom Walnut Dining Table]
- [Item 2: e.g., Built-in Library Shelving]
- [Item 3: e.g., Handcrafted Entryway Bench]

In exchange for including these custom pieces, we request the following adjustment to the terms:

[Option A: Increase purchase price by \$X,XXX]
[Option B: Adjustment to closing date or other contingencies]

Please note that these items are sold "as-is" and are specifically tailored to the dimensions and aesthetic of this home. We believe these additions provide significant value to the property.

Please review this counter-offer and provide your response by [Time/Date]. All other terms and conditions of your original offer remain unchanged except as modified herein.

Sincerely,

[Your Signature]
[Your Printed Name]