

**Date:** [Insert Date]

**To:** [Seller Name]

**From:** [Buyer Name]

**Property Address:** [Insert Full Property Address]

**Purchase Agreement Date:** [Insert Date of Agreement]

Dear [Seller Name],

This letter is regarding the recent professional property inspection conducted on [Date of Inspection] for the aforementioned property.

The inspection report has identified several significant findings that were not previously disclosed or visible during the initial walkthrough. These findings include:

- [Finding 1: e.g., Structural issue in the foundation]
- [Finding 2: e.g., Outdated electrical panel requiring replacement]
- [Finding 3: e.g., Active roof leaks]

Based on the estimated costs to repair these items, I am requesting a reduction in the Earnest Money Deposit (EMD) currently held in escrow. Specifically, I am requesting that the deposit be reduced from \$[Current Amount] to \$[New Requested Amount].

Alternatively, I am open to discussing a corresponding reduction in the final purchase price to account for these necessary repairs.

Please review the attached inspection report and provide your response by [Insert Date]. I look forward to reaching an amicable resolution to move forward with this transaction.

Sincerely,

[Buyer Signature]

[Buyer Printed Name]

[Buyer Phone Number]