

[Date]

[Seller Name]

[Seller Address]

[City, State, Zip Code]

Re: Earnest Money Deposit Reduction Request - [Property Address]

Dear [Seller Name],

This letter is regarding the Purchase Agreement dated [Date] for the property located at [Property Address].

Following the recent professional structural inspection conducted on [Date], several significant structural issues were identified, specifically [briefly list issues, e.g., foundation cracks, roof truss damage, or sagging floor joists].

Due to the unexpected scope and high cost of these required structural repairs, I am requesting a reduction in the Earnest Money Deposit (EMD) currently held in escrow. I am requesting that the EMD be reduced from \$[Original Amount] to \$[New Requested Amount].

This reduction will allow for greater liquidity to allocate toward the necessary structural remediation to ensure the safety and longevity of the property. I remain committed to moving forward with this transaction provided we can reach an agreement on this adjustment.

Please review this request and provide your written response by [Date/Time].

Sincerely,

[Buyer Signature]

[Buyer Printed Name]

[Phone Number]

[Email Address]

cc: [Real Estate Agent Name], [Escrow/Title Company Name]