

Date: [Insert Date]

To: [Seller Name]

Property Address: [Insert Full Property Address]

Dear [Seller Name],

I am pleased to submit this offer to purchase the property located at [Insert Full Property Address] under the following terms and conditions:

- **Purchase Price:** \$[Insert Amount]
- **Earnest Money Deposit:** \$[Insert Amount]
- **Financing:** [Cash / Conventional Loan / FHA / Other]
- **Closing Date:** [Insert Date]

"As-Is" Condition:

This offer is for the property in its current "As-Is" condition as of the date of this letter. No repairs, credits for repairs, or treatments will be requested by the Buyer. The Buyer acknowledges that the Seller makes no warranties regarding the condition of the property.

Contingencies:

This offer is subject to the following (check all that apply):

- Professional Home Inspection (for informational purposes only)
- Appraisal at or above purchase price
- Final loan approval
- Proof of clear title

Expiration:

This offer is valid until [Insert Time/Date].

Thank you for your time and consideration. I look forward to hearing from you.

Sincerely,

[Buyer Name]

[Buyer Phone Number]

[Buyer Email Address]