

**Date:** [Date]

**To:** [Seller Name]

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

Dear [Seller Name],

I am pleased to submit this formal offer to purchase the property located at the address referenced above. This is a **contingency-free, as-is** offer intended to provide a streamlined and guaranteed closing process.

**1. Purchase Price:** \$[Amount in Numerical Form] ([Amount in Words] Dollars).

**2. As-Is Condition:** I agree to purchase the property in its current "as-is" condition. I waive the right to request any repairs, credits, or price reductions based on the physical state of the property. No property inspection contingency shall apply to this contract.

**3. No Financing Contingency:** This offer is not contingent upon obtaining a mortgage or any other form of external financing. Proof of funds is attached to this letter for your review.

**4. No Appraisal Contingency:** This offer is not subject to a minimum appraised value. I agree to proceed with the purchase regardless of the appraised value of the property.

**5. Earnest Money Deposit:** Within [Number] business days of acceptance, I will deposit \$[Amount] into escrow with [Title Company/Escrow Agent Name].

**6. Closing Date:** I am prepared to close on or before [Date], or at a timeframe most convenient for you.

**7. Offer Expiration:** This offer shall remain valid until [Date] at [Time].

Thank you for your time and consideration of this offer. I look forward to your positive response.

Sincerely,

[Your Name]

[Your Phone Number]

[Your Email Address]