

Date: [Date]

To: [Seller Name]

Address: [Seller Address]

City, State, Zip: [City, State, Zip]

RE: OFFER TO PURCHASE COMMERCIAL PROPERTY "AS-IS"

Dear [Seller Name],

This letter serves as a formal offer by [Buyer Name] ("Buyer") to purchase the commercial property located at [Property Address] ("Property") under the following terms and conditions:

- 1. Purchase Price:** Buyer offers a total purchase price of \$[Amount] to be paid in cash or via certified funds at closing.
- 2. Earnest Money Deposit:** Within [Number] days of the effective date, Buyer will deposit \$[Amount] with [Escrow/Title Company Name].
- 3. "As-Is" Condition:** Buyer agrees to purchase the Property in its current "As-Is, Where-Is" condition, with all faults, as of the date of closing. Seller shall have no obligation to perform any repairs or improvements.
- 4. Due Diligence Period:** Buyer shall have [Number] days from the effective date to conduct inspections, environmental assessments, and reviews of property records. Buyer may terminate this offer for any reason during this period and receive a full refund of the earnest money.
- 5. Financing:** This offer is [check one]:
 Not contingent upon financing (All Cash).
 Contingent upon Buyer obtaining financing within [Number] days.
- 6. Closing Date:** Closing shall occur on or before [Date], or within [Number] days following the expiration of the Due Diligence Period.
- 7. Closing Costs:** Taxes, rents, and association fees shall be prorated as of the closing date. [Buyer/Seller/Split] shall pay for the title insurance and escrow fees.
- 8. Expiration of Offer:** This offer remains valid until [Date] at [Time]. If not accepted by that time, the offer shall be deemed withdrawn.

Sincerely,

[Signature]

[Printed Name]

[Title/Company Name]

[Phone Number]
[Email Address]

ACCEPTANCE

The Seller hereby accepts the terms of this offer.

Signature: _____ Date: _____