

Date: [Insert Date]

To: [Seller's Name]

Property Address: [Insert Full Property Address]

Dear [Seller's Name],

I am writing to submit a formal offer to purchase the residential property located at the address listed above.

**1. Purchase Price:** I offer to purchase the property for the total sum of \$[Insert Amount] USD.

**2. Condition of Property (As-Is):** I agree to purchase the property in its current "As-Is" condition as of the date of this offer. I acknowledge that no warranties or representations regarding the condition of the property have been made by the Seller, and I waive the requirement for any repairs or credits for defects discovered.

**3. Earnest Money Deposit:** Upon acceptance of this offer, I will deposit \$[Insert Amount] into an escrow account as a sign of good faith.

**4. Financing:** [Choose one: This is a cash offer / This offer is contingent upon obtaining financing].

**5. Inspection Period:** I request a period of [Insert Number] days to conduct any desired inspections for my own information. However, I reiterate that the sale remains "As-Is" and I will not request repairs based on the findings.

**6. Closing Date:** I propose a closing date on or before [Insert Date].

**7. Expiration of Offer:** This offer shall remain valid until [Insert Date and Time]. If not accepted by this time, the offer shall be deemed withdrawn.

Thank you for your time and for considering my offer. I look forward to hearing from you.

Sincerely,

[Your Name]

[Your Phone Number]

[Your Email Address]