

[Your Name]
[Your Address]
[Your Phone Number]
[Your Email]

[Date]

[Seller Name]
[Seller Address]

RE: Offer to Purchase Property at [Property Address]

Dear [Seller Name],

I am writing to submit a formal offer to purchase your property located at [Property Address]. I am interested in buying this home in its current "**as-is**" **condition**.

My offer details are as follows:

- **Purchase Price:** \$[Amount]
- **Terms:** All-cash offer (no financing contingencies).
- **Condition:** I will waive all repair requests. You do not need to clean, paint, or remove unwanted items from the premises.
- **Closing Date:** [Number] days after acceptance, or on a date of your choosing.
- **Costs:** I am prepared to cover [e.g., all closing costs/standard escrow fees].

I understand that selling a property can be a stressful process. My goal is to provide a simple, fast, and hassle-free transaction. Because I am buying the property "as-is," there is no need for you to spend money on renovations or deal with bank appraisals that might fail due to the home's condition.

This offer remains valid until [Date/Time]. Please let me know if these terms are acceptable to you, or if you would like to discuss a different arrangement.

Thank you for your time and consideration.

Sincerely,

[Your Signature]

[Your Printed Name]