

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

[Date]

[Seller Name]  
[Seller Address]

**RE: Offer to Purchase Property at [Property Address]**

Dear [Seller Name],

I am interested in purchasing your property located at [Property Address]. After reviewing the property details, I would like to submit the following formal offer:

**Purchase Price:** \$[Amount]

**Terms of Sale:**

- **As-Is Condition:** I am purchasing the property in its current "as-is" condition. You will not be required to make any repairs, improvements, or cleanouts prior to closing.
- **Cash Offer/Financing:** This is a [Cash / Conventional Financing] offer.
- **Closing Date:** I am prepared to close on or before [Date], or a date that is convenient for you.
- **Closing Costs:** [I / The Seller] will be responsible for standard closing costs.
- **Contingencies:** This offer is subject to a [Number]-day inspection period for due diligence.

Because I am an investor, I can offer a streamlined process with no agent commissions, no public showings, and no repair requests. My goal is to provide a fast and hassle-free transaction.

This offer remains valid until [Expiration Date/Time].

Please contact me at [Phone Number] if you have any questions or if you would like to move forward with this sale.

Sincerely,

[Your Signature]  
[Your Printed Name]