

Date: [Insert Date]

To: [Seller Name]

Property Address: [Insert Property Address]

Dear [Seller Name],

I am writing to submit a formal offer to purchase the property located at [Insert Property Address]. I am prepared to purchase this property in its current "As-Is" condition, sight-unseen.

Offer Details:

- **Purchase Price:** \$[Insert Amount]
- **Earnest Money Deposit:** \$[Insert Amount]
- **Financing:** [Cash / Conventional Loan / Hard Money]
- **Closing Date:** [Insert Date or Number of Days]

Terms and Conditions:

- **As-Is Sale:** I accept the property in its present state. No repairs, credits for repairs, or cleaning will be requested of the seller.
- **Sight-Unseen Waiver:** I waive the right to a physical walkthrough prior to signing the purchase agreement. I accept all risks associated with the condition of the property.
- **Inspection:** [This offer is not contingent on a home inspection / This offer includes a shortened inspection period of X days].
- **Closing Costs:** [Buyer/Seller/Split] shall pay for standard closing costs as per local custom.

I am prepared to move forward immediately and can provide a Proof of Funds or Pre-Approval letter upon request. This offer is valid until [Insert Expiration Date/Time].

Thank you for your time and consideration. I look forward to hearing from you.

Sincerely,

[Your Name]

[Your Phone Number]

[Your Email Address]