

Date: [Insert Date]

To: [Seller's Name]

And: [Lender/Mortgage Holder Name]

Property Address: [Insert Full Property Address]

RE: OFFER TO PURCHASE REAL ESTATE - SHORT SALE / AS-IS CONDITION

Dear [Seller and/or Lender],

I am submitting this formal offer to purchase the property located at [Property Address]. This offer is based on the following terms:

- **Purchase Price:** \$[Insert Amount]
- **Earnest Money Deposit:** \$[Insert Amount]
- **Financing:** [Cash / Conventional Loan / FHA]
- **Closing Date:** Within [Number] days of written short sale approval from the lender.

**Conditions of Sale:**

1. **Short Sale Approval:** This offer is contingent upon the lien holder(s) agreeing to accept a payoff that is less than the balance owed on the mortgage and releasing all liens against the property without further recourse to the seller.

2. **"As-Is" Condition:** The buyer agrees to purchase the property in its current "As-Is" condition. No repairs, credits for repairs, or warranties will be requested from the seller or the lender. The buyer acknowledges that the property may require significant work.

3. **Inspection:** This offer is subject to a [Number]-day inspection period. If the buyer is unsatisfied with the property's condition, the buyer may withdraw the offer and receive a full refund of the earnest money.

4. **Closing Costs:** [Buyer/Seller] shall pay for standard closing costs as permitted by the lender's short sale guidelines.

This offer remains valid until [Date and Time]. Please contact me or my representative at [Phone Number/Email] to discuss the next steps in the approval process.

Sincerely,

[Your Signature]

[Your Printed Name]

[Your Contact Information]