

**Date:** [Date]

**To:** [Seller Name]

**Property Address:** [Full Property Address]

Dear [Seller Name],

I am pleased to submit this offer to purchase the property located at [Property Address] under the following terms and conditions:

**1. Purchase Price:** \$[Total Purchase Price]

**2. Condition of Property:** The Buyer agrees to purchase the property in its current "As-Is" condition. No repairs, credits, or warranties regarding the condition of the structure or systems will be requested from the Seller.

**3. Seller Financing Terms:**

- **Down Payment:** \$[Amount] to be paid at closing.
- **Principal Loan Amount:** \$[Amount] (Purchase Price minus Down Payment).
- **Interest Rate:** [Percentage]% per annum.
- **Monthly Payment:** \$[Amount] (Principal and Interest).
- **Loan Term:** [Number] months/years.
- **Balloon Payment:** [Specify if any, e.g., Balance due in full after 5 years].

**4. Earnest Money Deposit:** \$[Amount] to be held in escrow upon acceptance of this offer.

**5. Closing Date:** On or before [Date].

**6. Contingencies:** This offer is subject to a standard title search to ensure the property is free of undisclosed liens or encumbrances.

**7. Offer Expiration:** This offer is valid until [Date/Time].

Thank you for your time and for considering this proposal. I look forward to your response.

Sincerely,

[Your Name]

[Your Phone Number]

[Your Email Address]