

**Date:** [Date]

**To:** [Seller Name(s)]

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

**Subject: Appraisal Gap Coverage Commitment**

Dear [Seller Name],

This letter serves as a formal commitment regarding the purchase offer submitted by [Buyer Name(s)] for the property located at [Property Address].

In the event that the lender's appraised value of the property is lower than the agreed-upon purchase price of \$[Purchase Price], the Buyer hereby agrees to cover an "appraisal gap" as follows:

**1. Gap Coverage Amount:** The Buyer commits to paying up to \$[Maximum Gap Amount] in cash above the appraised value to bridge the difference between the appraisal and the purchase price.

**2. Purchase Price Cap:** Notwithstanding the appraisal value, the Buyer agrees to pay a total purchase price of no less than \$[Floor Price], but in no event shall the Buyer be required to pay more than the original contract price of \$[Purchase Price].

**3. Proof of Funds:** The Buyer has attached documentation (bank statements or letter of credit) confirming that the liquid funds required to cover this gap are available and separate from the down payment and closing costs already disclosed.

**4. Terms:** This commitment is intended to waive the Appraisal Contingency to the extent of the gap amount specified above. All other terms and conditions of the Purchase Agreement remain in full force and effect.

Sincerely,

[Buyer Signature]

[Buyer Printed Name]

[Buyer Signature]

[Buyer Printed Name]

---

**Acknowledgement by Buyer's Agent:**

I confirm that the Buyer has been advised of the implications of this appraisal gap commitment.

[Agent Signature]

[Agent Name/Company]