

Date: [Insert Date]

To: [Seller Name]

From: [Buyer Name]

Property Address: [Insert Full Property Address]

Subject: Notice of Alternative Financing Regarding Appraisal Gap

Dear [Seller Name],

Pursuant to the Purchase Agreement dated [Insert Date], this letter serves as formal notification regarding the appraisal of the property located at [Insert Property Address].

The independent appraisal report has returned a value of \$[Insert Appraised Value], which is lower than the agreed-upon purchase price of \$[Insert Purchase Price].

Please be advised that despite this appraisal gap, I intend to proceed with the purchase. To satisfy the remaining balance, I have secured alternative financing arrangements as follows:

- **Appraised Value:** \$[Insert Amount]
- **Appraisal Gap Amount:** \$[Insert Amount]
- **Source of Funds for Gap:** [e.g., Personal Cash Reserves / Secondary Financing / Gift Funds]

I have attached [Insert Name of Document, e.g., Proof of Funds/Updated Pre-Approval Letter] to confirm that the necessary funds are available to cover the difference at closing.

All other terms and conditions of the contract remain in effect. I look forward to a successful closing on [Insert Closing Date].

Sincerely,

[Buyer Signature]

[Buyer Printed Name]

[Buyer Phone Number]

cc: [Buyer's Agent Name], [Listing Agent Name]