

Date: [Insert Date]

To: [Seller Name]

c/o: [Listing Agent Name]

Re: Seller Financing Proposal for Appraisal Gap - [Property Address]

Dear [Seller Name],

As you are aware, the recent appraisal for the property located at [Property Address] came in at \$[Appraisal Amount], which is \$[Gap Amount] below our agreed-upon purchase price of \$[Purchase Price].

We remain fully committed to purchasing your home. To bridge this valuation gap without requiring a price reduction or an immediate cash increase from our side, we propose that you carry a portion of the purchase price in the form of a Second Mortgage (Seller Carryback).

Our Proposed Terms:

- **Principal Amount:** \$[Gap Amount] (The difference between purchase price and appraisal)
- **Interest Rate:** [Insert %]% per annum
- **Payment Schedule:** [Monthly Interest Only / Monthly Principal and Interest]
- **Loan Term:** [Insert Number] years
- **Balloon Payment:** Remaining balance due in full at the end of the term.

This arrangement allows you to maintain the original sale price while earning interest on the deferred proceeds. We are prepared to sign a Promissory Note and Deed of Trust to secure your interest in the property.

Please let us know if these terms are acceptable or if you would like to discuss a different structure to move forward with the closing.

Sincerely,

[Your Name]

[Your Phone Number]

[Your Email Address]