

**Date:** [Insert Date]

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

**Address:** [Buyer Address]

**RE: Notice of Sale and Condition Disclosure**

Property Address: [Insert Property Address]

Dear [Buyer Name],

This letter confirms that the property located at **[Insert Property Address]** has been sold to you for the cash sum of **[\$[Insert Purchase Price]**.

By signing below, the Buyer acknowledges and agrees to the following terms of the sale:

- **Cash Transaction:** The purchase was completed as a cash transaction with no financing contingencies.
- **"As-Is" Condition:** The Buyer accepts the property in its current "as-is" condition at the time of sale. The Seller makes no warranties or guarantees, expressed or implied, regarding the condition of the structure, systems, or appliances.
- **No Future Liability:** The Buyer agrees that the Seller shall not be held responsible for any repairs, defects, or issues discovered after the transfer of ownership.
- **Inspection:** The Buyer acknowledges that they have had the opportunity to inspect the property or have waived their right to a professional inspection prior to purchase.

This document serves as an addendum to the purchase agreement and confirms the finality of the condition of the property at the time of closing.

Sincerely,

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**[Seller Name]**

**Buyer Acknowledgment:**

I/We, the Buyer(s), understand and agree to the "as-is" terms stated above.

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**[Buyer Name]**

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**Date**