

Real Estate Offer Letter

[Your Name]

[Your Address]

[City, State, Zip Code]

[Email Address]

[Phone Number]

[Date]

[Recipient's Name]

[Recipient's Address]

[City, State, Zip Code]

Subject: Offer to Purchase [Property Address]

Dear [Recipient's Name],

I hope this letter finds you well. I am writing to formally express my strong interest in purchasing the property located at [Property Address]. After careful consideration and thorough research, I am confident that this property meets my requirements and aligns perfectly with my real estate investment goals.

I would like to make the following offer for the purchase of the property:

1. Offer Price: [Amount in Words and Numbers]
2. Earnest Money Deposit: [Amount in Words and Numbers] to be held in escrow by a reputable third party.
3. Down Payment: [Amount in Words and Numbers] to be paid upon acceptance of this offer.
4. Financing: I intend to secure a mortgage for the remaining balance of the purchase price, and I guarantee to provide written confirmation of my loan approval within [number of days, typically 10-15 days].
5. Closing Date: The closing of this transaction shall take place on or before [date], allowing for sufficient time for necessary inspections, appraisals, and paperwork.

The offer is subject to the following conditions:

1. Home Inspection: I reserve the right to conduct a thorough inspection of the property by a licensed home inspector. Should any significant issues arise during the inspection, I request the opportunity to negotiate repairs or a reduction in the purchase price.
2. Appraisal: The offer is contingent upon the property appraising for at least the agreed-upon purchase price. If the appraisal value falls short, I may renegotiate the purchase price or withdraw the offer.
3. Title Search: The sale must be free and clear of any liens, encumbrances, or title defects. I expect a clear title to be provided at the time of closing.
4. Seller's Disclosure: I expect the seller to provide a complete and accurate disclosure of all known property defects and issues.
5. Other Contingencies: [Include any additional contingencies or conditions specific to the property or local regulations.]

If you find this offer acceptable, kindly sign and date a copy of this letter as an acknowledgment of our agreement. Additionally, please provide the necessary documents for review, including the property's legal description, recent tax assessments, and any other relevant information.

I look forward to the possibility of becoming the proud owner of this property. Please feel free to reach out to me at [Your Phone Number] or [Your Email Address] to discuss further or if you require any additional information.

Thank you for considering my offer, and I hope to hear from you soon.

Sincerely,

[Your Name]

[Signature (if submitting a physical letter)]