

REAL ESTATE OFFER LETTER

Property Address: _____ Offer Number: _____

Buyer Information:

Full Name: _____

Phone / Email: _____

Mailing Address: _____

Seller Information:

Full Name / Entity: _____

Phone / Email: _____

Offer Details:

Offer Price (USD): _____

Earnest Money Deposit: _____ USD

Financing Contingency: _____

Inspection Contingency: _____

Closing Date: _____

1. Offer and Acceptance

Buyer hereby offers to purchase the Property described above from Seller upon the terms and conditions set forth in this Offer Letter. This Offer is subject to acceptance by Seller within a reasonable period and shall bind the parties upon mutual execution.

2. Purchase Price

The total purchase price for the Property shall be the Offer Price stated above, subject to adjustments as provided herein.

3. Earnest Money Deposit

Buyer shall provide the Earnest Money Deposit as a demonstration of good faith. Said deposit shall be held in escrow by the designated escrow agent and applied toward the Purchase Price at Closing.

4. Contingencies

This Offer is contingent upon Buyer obtaining financing as specified, satisfactory completion of inspections and due diligence, and any other conditions explicitly stated herein. Buyer shall notify Seller promptly of any issues or objections.

5. Property Condition

The Property is offered in its current condition. Buyer is advised to conduct all inspections and investigations necessary to determine the suitability and condition of the Property prior to Closing.

6. Closing and Possession

Closing shall occur at a mutually agreed upon time and place. Possession of the Property shall be delivered to Buyer upon Closing, subject to any agreed terms.

7. Seller's Representations and Warranties

Seller represents that Seller has good and marketable title to the Property, free and clear of all liens and encumbrances except as disclosed, and that Seller has full authority to enter into this Agreement.

8. Risk of Loss

Until Closing, Seller shall maintain the Property in substantially the same condition and shall bear the risk of loss or damage.

9. Prorations and Adjustments

Taxes, utilities, assessments, and other costs shall be prorated as of the Closing Date in accordance with customary practice and applicable law.

10. Default

In the event of default by Buyer or Seller, the non-defaulting party may pursue all remedies available at law or equity, including specific performance or damages.

11. Notices

All notices related to this Offer shall be in writing and delivered personally, by certified mail, or electronic means with confirmation of receipt, to the addresses provided.

12. Governing Law and Venue

This Offer and any resulting agreement shall be governed by the laws of the State in which the Property is located, without regard to conflict of law principles. Venue for any disputes shall be the appropriate courts located therein.

13. Entire Agreement

This Offer Letter constitutes the entire understanding between Buyer and Seller with respect to the subject matter and supersedes all prior communications and agreements.

14. Amendments

Any amendment or modification to this Offer must be in writing and signed by both parties to be effective.

15. Counterparts

This Offer may be executed in counterparts, each of which shall be deemed an original, and all of which together constitute one agreement.

16. Confidentiality

The terms of this Offer shall remain confidential between the parties and their advisors, except as required by law or agreed otherwise.

17. Tax and Legal Advice

Buyer and Seller acknowledge that they have had the opportunity to seek independent tax and legal advice prior to execution.

18. Time of Essence

Time is of the essence in the performance of all obligations under this Offer.

19. No Waiver

Failure to enforce any provision shall not constitute a waiver of any other provision or future enforcement rights.

20. Signatures

Buyer and Seller acknowledge and agree to all terms contained herein by their signatures below.

BUYER'S SIGNATURE

SELLER'S SIGNATURE

Signature: _____

Signature: _____

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