

OFFER LETTER FOR PURCHASE OF RESIDENTIAL PROPERTY

Property Address: _____ MLS Number: _____

Buyer Information:

Full Name: _____

Phone Number: _____

Email Address: _____

Seller Information (if known):

Full Name: _____

Phone Number: _____

Email Address: _____

Offer Details:

Offer Price (USD): _____

Earnest Money Deposit (USD): _____

Financing Contingency: _____

Inspection Contingency: _____

Closing Date: _____

Additional Terms and Conditions:

1. Offer and Acceptance

This letter constitutes an offer by the Buyer to purchase the property identified above upon and subject to the terms and conditions set forth herein. This offer shall become binding only upon acceptance in writing by the Seller.

2. Purchase Price

The Buyer offers to purchase the Property at the price stated above, payable as outlined in this letter.

3. Earnest Money Deposit

The Buyer shall deposit the earnest money specified above as a good faith deposit to be held in escrow by the designated agent or attorney, to be credited toward the Purchase Price at Closing.

4. Financing Contingency

This offer is contingent upon the Buyer obtaining financing acceptable to the Buyer on commercially reasonable terms within the specified contingency period.

5. Inspection Contingency

The offer is contingent upon the Buyer's satisfactory inspection of the Property, including but not limited to structural, mechanical, environmental, and pest inspections.

6. Closing

Closing shall occur on or before the Closing Date stated above, at which time the deed and all necessary documents shall be executed and funds delivered.

7. Title and Survey

The Seller shall convey good and marketable title free and clear of all liens and encumbrances, except those specifically agreed upon. The Buyer may obtain a survey and title insurance at Buyer's expense.

8. Property Condition

The Property is sold in its current condition, subject to the inspection contingency. The Seller shall maintain the Property in substantially the same condition until Closing.

9. Risk of Loss

Risk of loss or damage to the Property shall remain with the Seller until Closing.

10. Default and Remedies

If Buyer defaults, the earnest money shall be forfeited as liquidated damages. If Seller defaults, Buyer may seek specific performance or return of earnest money and damages as allowed by law.

11. Notices

All notices under this offer shall be in writing and delivered personally, by nationally recognized overnight courier, certified mail return receipt requested, or by electronic means capable of confirming transmission and receipt.

12. Governing Law

This offer shall be governed by and construed under the laws of the State in which the Property is located, without regard to conflict of law principles.

13. Entire Agreement

This document constitutes the entire agreement between the parties with respect to the offer and supersedes all prior discussions and agreements, whether written or oral.

14. Counterparts

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

15. Acceptance Deadline

This offer shall expire unless accepted in writing by Seller by the time specified in the corresponding offer deadline space.

16. Brokerage Disclosure

Buyer and Seller acknowledge any real estate brokers involved and agree to their terms and commissions as per separate agreements.

17. No Waiver

No failure or delay in exercising any right under this offer shall operate as a waiver thereof.

18. Confidentiality

The parties agree to keep the terms of this offer confidential except as required by law or professional advisors.

19. Legal Compliance

The parties represent and warrant that all actions under this offer comply with applicable federal, state, and local laws and regulations.

20. Signatures

Both parties must sign below to acknowledge the terms of this offer. Electronic signatures shall be deemed as valid as original signatures.

BUYER'S SIGNATURE

SELLER'S SIGNATURE

Signature: _____

Signature: _____

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