

SALE BY OWNER LETTER

To Whom It May Concern:

This letter serves as a formal declaration by the undersigned owner(s) that the property described herein is being sold without the assistance of a real estate agent, broker, or third party. The undersigned affirms full ownership rights and authority to sell the property on the terms set forth below.

Property Information:

Property Address: _____

Legal Description (if applicable): _____

Seller Information:

Full Name(s): _____

Contact Phone Number: _____

Email Address: _____

Terms of Sale:

The property is offered for sale by the owner without any representation or warranty, except as expressly set forth herein. The prospective buyer acknowledges that this is a sale by owner and agrees to conduct all inspections and due diligence independently. All offers and negotiations shall be conducted directly with the owner.

As-Is Condition:

The property is sold AS-IS, WHERE-IS, with all faults. The seller expressly disclaims any warranties, express or implied, including but not limited to any implied warranties of merchantability or fitness for a particular purpose. The buyer accepts the property in its current condition.

Purchase Price and Payment:

Purchase Price: _____ USD

Payment Method and Schedule: _____

Closing and Possession:

Closing shall occur at a mutually agreed time and place. Possession of the property shall be delivered to the buyer upon full payment and transfer of title. The seller agrees to provide all necessary documentation to effectuate the transfer of ownership.

Disclosures and Compliance:

The seller affirms that to the best of their knowledge, the property complies with all applicable laws, ordinances, and regulations. The seller discloses no known material defects or liens not noted herein. Buyer acknowledges responsibility for independent verification.

Default and Remedies:

If either party materially breaches this agreement and fails to cure such breach within a reasonable period after written notice, the non-breaching party may pursue all remedies available at law or in equity. This includes but is not limited to specific performance, damages, or termination of this agreement.

Miscellaneous:

This letter constitutes the entire agreement between the parties regarding the sale by owner and supersedes all prior discussions. No amendment or waiver shall be valid unless in writing signed by both parties. If any provision is found unenforceable, the remaining provisions shall remain in full force and effect.

Governing Law and Jurisdiction:

This letter shall be governed by and construed in accordance with the laws of the United States and the applicable state law where the property is located, without regard to conflict of laws principles. Any disputes arising out of or relating to this agreement shall be subject to the exclusive jurisdiction of the courts located in that state.

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

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