Dear Steve Smith,

I hope this letter finds you well. I am writing to formally submit an offer to purchase the property located in Appleton WI. After careful consideration, I believe that this home is the perfect fit for my needs, and I am excited about the prospect of making it my own.

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**Offer Details:**

Purchase Price: $250,000

Earnest Money Deposit: $10,000

Inspection Period: 15 Days

Closing Date: On or before 2 months after receiving this offer.

**Contingencies:**

This offer is contingent upon a satisfactory home inspection. I reserve the right to conduct a professional inspection within the agreed-upon inspection period. If any issues are identified, I may request repairs or negotiate the purchase price accordingly.

This offer is contingent upon obtaining financing. I will provide a loan commitment within 45 days of the offer being accepted.

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**Closing Costs:**

Specify how closing costs will be split between both parties.

I look forward to the opportunity to discuss and negotiate the terms of this offer. Please feel free to contact me at kipper@gmail.com to arrange a meeting.

Thank you for considering my offer. I am enthusiastic about the prospect of calling your property my new home.

Sincerely,

Kipper