

Hi Caitlin,

Please find and present the attached offer from my client to your seller. Below is a summary of her strong offer:

- Letter to your client (This has been reviewed and does not have any fair housing violations)
- Escalation Clause: Buyer will pay \$2,000 more than any other offer over \$163,000 up to \$175,000
- Buyer is pre-approved for conventional and will be putting down 20%
- Buyer will owner occupy so less issues from a bank compared to requirements an investor or non-owner-occupied buyer will face.
- Buyer is putting down a \$5,000 good faith deposit! (Copy of the check is attached)
- Buyer is bumping inspection threshold from \$1,500 to \$5,000. She understands that the seller will not negotiate any credits for repairs.
- Buyer has nothing to sell and can close as soon as clear to close is given from lender.

As you can see this is a pretty strong offer! Please let me know if you have any questions. You can reach me the easiest on my cell at [518-312-8382](tel:518-312-8382).

Please reply upon receipt to confirm receipt of this offer.

Thank You! I look forward to working with you towards a smooth closing should your seller accept this offer!

Brian