

<SDAR REALTOR® Member Letterhead & contact info>

<Coop Agent>

<Contact Info>

Dear Coop Agent:

Attached is my Buyer client's offer on your listing at <address>. While we realize that you have other offers from which to select, we hope that you will give their offer serious consideration.

The Buyers are highly qualified, including VA approval. The highlights of the offer are as follows:

- No seller credit requested.
- 30 day close.
- Only Section 1 termite repairs are requested. Section 2 termite repairs neither requested nor required.
- No repairs necessary except for safety issues.
- Buyers are able to pay the difference between the offer price and the appraisal price, if the offer price is higher.

This offer is highly competitive and we thank you for explaining it to the Seller. They would be helping this wonderful family to secure their dream home, as well as honor our hard-working military service people who protect the freedom of Americans. We look forward to working with you for a successful closing.

Sincerely,

<signature>

<SDAR REALTOR® Member>

<title / designations>

Attachments:

- Purchase Offer
- Copy of EMD (Earnest Money Deposit) check
- POF - Proof of Funds (bank statement or other evidence of downpayment funds)
- VA Lender Approval Letter
- Personal letter from buyers