**Email Offer template:**

Subject line: Offer - 28 New Lane, Best County, MY1 1ST
Dear Louise at Local Estate Agents

Following our telephone conversation, please find our formal offer to purchase number; 28 New Lane, Best County, MY1 1 ST which is current advertised for sale at £150,000.

We would be most grateful if you could pass this onto Mr & Mrs S Eller for their consideration.
The best way to contact us is on the mobile number below, we are available from 8am - 8pm every day.

Many thanks

Mr & Mrs I. Buyer

**Mobile:** 07701 234567
**Email:** ibuyer@gmail.com
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Dear Mr & Mrs S. Eller,

Our names are Mr & Mrs Buyer and we recently viewed your lovely home at 28 New Lane, Best County and would like to make you a formal offer to buy.

We are first time buyers have been looking for a home in ‘Best County’ for the past six months. There are a lot of great properties in Best County but yours stood out and seems perfect for us.
We love that it has 2 bedrooms, along with a new modern kitchen/diner as well as a spacious living room. It’s great to be in walking distance of the local town and we have several friends who live nearby. We think this could be just the right house for us to make our home and start a family in.

The offer we would like to make is £146,250.
We realise that our offer is a bit lower than your asking price, but we have researched similar houses in the area and feel that our offer is fair in view that the bathroom needs updating.

So that you can be confident in our offer:

* We have a cash deposit and mortgage Decision in Principle in place, our solicitor can confirm this as proof of a legitimate offer.
* Our solicitors are in place and ready to commence. We are using Mr G Law at G Law & Associates, 42 High Street, Old Town, T: 01234 567 890
* We are first time buyers and have no chain we can proceed straight away.

Thank you for considering our offer and hope you will accept.
We look forward to hearing from you.

Kind regards



Mr & Mrs I. Buyer
**Mobile:** 07701 234567
**Email:** ibuyer@gmail.com