

Hi David,

Thank you so much for taking the time to take us round the property on Tuesday. Claudine and I loved *how spacious the property was* and could see ourselves making this a home for us.

We've crunched the numbers and we would like to make an offer of **£250,000** which will include *the white goods we discussed during the viewing*.

We've based our offer on these comparables, which we feel align with the market of the local area based on size and condition:

Property Address	Sold for £	Date sold	Price per Sqm/Sqft

We've attached our mortgage illustration as proof we can get a mortgage and we will make our formal mortgage application as soon as our offer is accepted.

We also attach our bank statement to evidence the deposit we are using.

To speed the process up I have instructed a firm of solicitors who are ready to go as soon as the sales memo is issued.

*During the viewing, Jane and Michelle mentioned they haven't found a property to buy yet, and we are happy to wait and work with them until they find a property to buy.*

We hope the above is acceptable and look forward to hearing from you *by Friday or earlier*. If you need anything else, then please let us know.

Kind regards,

Claudine and Andrew

