

Date: [Insert Date]

Buyer Name: [Insert Buyer Name]

Property Address: [Insert Property Address]

Dear [Buyer Name],

We have received the appraisal report for the property located at [Property Address]. The appraisal has come in at \$[Insert Appraised Value], which is \$[Insert Amount] below the agreed-upon purchase price of \$[Insert Purchase Price].

After reviewing the current market conditions and comparable sales in the area, we are unable to reduce the purchase price to the appraised value. However, we would like to propose the following counteroffer to bridge the appraisal gap:

- **Reduced Purchase Price:** \$[Insert New Proposed Price]
- **Cash Gap Coverage:** The Buyer shall cover the remaining difference of \$[Insert Amount] in cash at closing.

This proposal allows both parties to move forward with the transaction while acknowledging the current valuation. Please let us know if you accept these terms by [Insert Date/Time].

We look forward to hearing from you and successfully closing this escrow.

Sincerely,

[Seller Name/Signature]

[Contact Information]