

[Date]

[Buyer's Name]

[Buyer's Address]

[City, State, Zip Code]

**RE: Short Sale Counter Offer for Property Located at: [Property Address]**

Dear [Buyer's Name],

Thank you for your offer dated [Date of Original Offer] to purchase the property located at [Property Address]. While we appreciate your interest, the lender has reviewed the terms and is currently unable to accept your proposal as submitted.

We are pleased to submit the following counter offer for your consideration:

- **Purchase Price:** \$[Amount]
- **Earnest Money Deposit:** \$[Amount]
- **Closing Date:** [Date]
- **Contingencies:** [List any changes to inspections or financing terms]
- **Other Terms:** [List any additional requirements or modifications]

Please note that this counter offer is subject to final written approval by the lien holder(s). The seller makes no guarantees regarding the lender's timeline for approval.

This counter offer shall remain open for acceptance until [Time] on [Date]. If we do not receive a signed acceptance by that time, this offer shall be deemed withdrawn.

Please indicate your acceptance by signing below and returning a copy to our office.

Sincerely,

[Seller's Signature]

[Seller's Printed Name]

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**ACCEPTANCE:**

The undersigned Buyer(s) hereby accept the terms of this Counter Offer.

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[Buyer's Signature]

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[Date]