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# Counter Offer Letter Real Estate

**October 1, 2024**

**Jane Doe**

4567 Oak Avenue

Pleasantville, ST 67890

Dear Jane,

Thank you for your interest in our property located at 1234 Elm Street, Pleasantville, ST 67890. After reviewing your initial offer dated September 25, 2024, we appreciate your enthusiasm and willingness to move forward with this transaction. However, after careful consideration, we have decided to present a counter-offer to better reflect the value of the home and current market conditions.

We are countering your offer with the following terms:

- **Purchase Price:** While your initial offer was \$350,000, we are countering at \$375,000, based on recent comparable sales in our neighborhood and the unique features of our property.
- **Closing Costs:** We propose that the buyer will cover all necessary closing costs, which will provide a smoother transaction and financial clarity.
- **Closing Date:** We suggest moving the closing date to November 15, 2024, to ensure all necessary inspections and paperwork are thoroughly completed.
- **Inspections:** We agree to your request for inspections but would like to specify that any minor repairs under \$500 will be the responsibility of the buyer.

- **Inclusions/Exclusions:** We note your interest in the custom kitchen appliances. We are willing to include these items in the sale, but this adjustment is reflected in our counter-offer price.

Please review our counter-proposal at your earliest convenience. We believe these terms offer a fair compromise that reflects the true value of the property and accommodates your needs as a buyer. We are excited about the possibility of working with you and hope to reach an agreement soon.

If you have any questions or further negotiations you would like to discuss, please do not hesitate to contact me directly at (555) 123-4567 or [email@example.com](mailto:email@example.com). We look forward to your response.

Thank you for considering our counter-offer, and we hope to move forward with you soon.

Sincerely,

**Michael Johnson**

Real Estate Agent

Johnson Real Estate Group

[michael@johnsonreg.com](mailto:michael@johnsonreg.com)

(555) 123-4567