

So great seeing you again!

Thanks again for showing us the property so quickly.

As discussed, we have another offer in on \_\_\_\_\_ that is currently being considered, however, the one you showed us makes more financial sense to be honest. That said, we would definitely need an answer to our offer by today or tomorrow at the latest, so as we don't end up without either of them!

**OFFER:**

PP : \$520K 'Unconditional'

Term: 180 days or sooner subject to mutual agreement (most likely 60-90 days)

Access prior under licence agreement

Permission to carry out minor cosmetic improvements, such as; neutral coloured Paint & new floor coverings etc.

Deposit fee 15K non refundable

Offer Expires 12pm Friday 12th April 2019.

As discussed, there is every good chance that this will settle much sooner than 180 days & as soon as it looks amazing, we would give straight back to you to sell. Meaning, you would receive 2 commissions in the short space of time.

Please let us know ASAP whether this offer is something they would accept, as we also don't want to mess around the other agent who is hunting me down with a pitch fork!

Kind Regards,

Emily