



Dear Mr. Smith,

Thank you for the opportunity to make an offer on your beautiful home. My clients fell in love with the layout, the condition, and the location of the property. My buyers, Trevor and Sally, have a young son named Joshua, who just turned four months old. They are delighted that Middleton has an open floor which will give plenty of room for Joshua to run around in once he learns how to walk. Trevor and Sally are also excited that your home has a spacious backyard. They plan on buying a German shepherd puppy once they move out of their rental.

Trevor currently works for ACME Building & Design. He was part of the team that constructed Central California's first Passive House in ACME -By-The-Sea. The project was named, "Best New Home" in *Great Homebuilding* magazine. Sally currently works at ACME South Middle School and is a special education teacher. She loves creating an impact in her student's lives and the feeling of fulfillment that her career gives her every day.

When Trevor and Sally are not at work, they love to go hiking in Big Sur, watch the Red Sox play or stay home and cook fine meals. Trevor is an excellent cook and enjoys cooking authentic Italian dishes like chicken tetrazzini. Trevor also loves that Middleton is only a short drive to downtown Monterey because every Tuesdays he can get the freshest ingredients from the local farmers market. Trevor was very excited too when he saw that the kitchen is close to the living room, this way he can spend time with his family while he cooks.

My clients are in love with Middleton. They feel it is the perfect home to raise their new family in. Your home is the right size, has a great layout and is only a short distance from the farmers market. My clients are prepared to make an above asking price offer of \$385,000 with 5% down. If the house does not appraise, they are willing to cover the difference between the appraisal and the offer up to \$7,000. Thank you for your time and consideration, we greatly appreciate the chance to write an offer on your beautiful home.

Sergio Silva
Keller Williams Realty Carmel

