

Date: [Insert Date]

To: [Sibling Name]
[Sibling Address]
[City, State, Zip Code]

Subject: Urgent Proposal for Expedited Liquidation of Property at [Property Address]

Dear [Sibling Name],

I am writing to discuss the formal liquidation of the property located at [Property Address], which we currently hold as joint heirs/owners. Due to the ongoing costs of maintenance, taxes, and insurance, I believe it is in our mutual best interest to expedite the sale of this asset immediately.

To ensure a fast and efficient process, I propose the following:

- **Professional Valuation:** We obtain a broker's price opinion or a formal appraisal within the next [Number] days to set a competitive market price.
- **Listing Strategy:** We hire a real estate agent specializing in quick sales or consider a direct cash offer to bypass lengthy closing periods and repair requirements.
- **Distribution of Proceeds:** Upon closing, all net proceeds will be divided equally (or per legal share) after the settlement of existing debts, taxes, and closing costs.

Maintaining this property from a distance is becoming increasingly difficult and financially draining. By liquidating now, we can maximize our return and resolve our shared obligations regarding this estate.

Please let me know by [Date] if you agree to this approach so we can sign the necessary listing agreements. If I do not hear from you, I will assume we need to explore more formal legal mediation to move the sale forward.

I look forward to your prompt response.

Sincerely,

[Your Name]
[Your Phone Number]
[Your Email Address]