

[Date]

[Owner Name]

[Owner Mailing Address]

[City, State, Zip Code]

Re: Property at [Property Address]

Dear [Owner Name],

I am writing to you because I am interested in purchasing the property located at [Property Address]. In reviewing public records, I noticed that this property appears to be vacant and may be facing a potential foreclosure proceeding.

I specialize in buying properties directly from owners in these specific situations. My goal is to provide a solution that allows you to sell the home quickly, settle your debt with the lender, and avoid the long-term credit damage of a completed foreclosure.

Benefits of my proposal:

- **Cash Offer:** I can purchase the property in its current "as-is" condition.
- **No Commissions:** You will not have to pay any real estate agent fees.
- **Fast Closing:** We can close on your timeline, often within 14 days.
- **No Repairs:** You do not need to clean, repair, or remove any remaining items from the home.

I understand that this may be a sensitive time, and I am prepared to handle the transaction with complete privacy and professionalism. If you would like to discuss a cash offer for your property, please contact me at your earliest convenience.

Phone: [Your Phone Number]

Email: [Your Email Address]

Thank you for your time and consideration.

Sincerely,

[Your Name]

[Your Company Name, if applicable]