

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

[Date]

[Property Owner Name]
[Property Address]
[City, State, Zip Code]

Dear [Property Owner Last Name],

I am writing to you because I am interested in purchasing the property located at [Property Address].

I understand that you may be facing some challenging timing regarding your mortgage. My goal is to provide a quick, hassle-free solution that can help you avoid the long-term credit impact of a foreclosure.

I would like to make a fair, all-cash offer on your home. Here is how I can help:

- **Cash Payment:** No waiting for bank financing approvals.
- **As-Is Sale:** You do not need to make any repairs or clean the property.
- **Quick Closing:** We can close on your timeline, often in as little as 7-14 days.
- **No Fees:** There are no realtor commissions or hidden closing costs.

If you would like to discuss a cash offer and see if this is the right fit for your situation, please call or text me at **[Your Phone Number]**.

There is no obligation to accept an offer, and all conversations will remain strictly confidential.

Sincerely,

[Your Signature]
[Your Printed Name]