

CONFIDENTIAL AS-IS CASH OFFER

Date: [Date]

To: [Seller Name]

Property Address: [Property Address]

Dear [Seller Name],

I am writing to present a confidential, all-cash offer to purchase your property located at [Property Address]. I understand that you may be looking for a fast, discreet, and hassle-free sale.

Our Offer Terms:

- **Purchase Price:** \$[Amount]
- **Condition:** Purchased "As-Is" (No repairs, cleaning, or updates required).
- **Closing Date:** [Number] days, or on your preferred timeline.
- **Financing:** All-Cash (No mortgage contingencies).
- **Costs:** We will pay [all/standard] closing costs. No agent commissions.

Benefits of This Offer:

- No public showings or "For Sale" signs on your lawn.
- No need to fix structural issues, leaks, or cosmetic damage.
- No waiting for bank approvals or appraisals.
- Total privacy regarding your personal situation.

This offer is valid until [Expiration Date/Time]. If you would like to move forward or have any questions, please contact me directly at [Phone Number] or [Email Address].

Sincerely,

[Your Name/Company Name]

[Your Phone Number]

[Your Website, if applicable]