

Date: [Insert Date]

Property Address: [Insert Property Address]

Dear [Property Owner Name],

I am writing to you because I am interested in purchasing your property located at [Insert Property Address] immediately for cash.

I understand that selling a home can be stressful, especially if the property requires significant repairs or if you are facing a time-sensitive situation. I would like to offer you a simplified solution:

- **AS-IS Condition:** You do not need to clean, paint, or make any repairs. I will buy the house exactly as it stands today.
- **All-Cash Offer:** There is no waiting for bank loan approvals or appraisals.
- **Quick Closing:** We can close on the date of your choice, as early as [Number] days.
- **No Fees:** There are no realtor commissions or hidden closing costs for you to pay.

This is a firm, no-obligation offer. If you are looking for a fast, discreet, and hassle-free way to sell your distressed property, please contact me directly.

Time is of the essence. Please call or text me at [**Your Phone Number**] or email me at [**Your Email Address**] so we can discuss a fair price for your home.

I look forward to hearing from you soon.

Sincerely,

[Your Name]

[Your Company Name, if applicable]

[Your Phone Number]

[Your Website, if applicable]