

[Date]

[Owner Name]

[Owner Mailing Address]

[City, State, Zip]

Re: Property located at [Property Address]

Dear [Owner Name],

I am writing to you because I am interested in purchasing your property located at [Property Address]. I noticed that you are currently living out of state and may be interested in selling this property.

I am a private buyer looking to purchase a home in your area quickly. Buying from a distance can be a hassle, but I can make the process very simple for you:

- I buy properties in "as-is" condition (no repairs needed).
- I pay in cash (no waiting for bank approvals).
- I can close on your timeline.
- I pay for all closing costs.
- There are no realtor commissions or hidden fees.

If you have any interest in a quick, hassle-free sale without the stress of managing a long-distance transaction, please give me a call or send me a text.

You can reach me directly at **[Your Phone Number]** or via email at **[Your Email Address]**.

I look forward to hearing from you.

Sincerely,

[Your Name]

[Your Company Name, if applicable]