

[Date]

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

Dear [Recipient Last Name],

My name is [Your Name] and I am interested in purchasing your property at [Property Address].

I am writing to offer you a hassle-free way to sell your home without the stress of traditional real estate listings. If you have been considering selling but are worried about the work required, I can offer the following:

- **No Repairs Needed:** I buy homes in "as-is" condition. You do not need to fix, paint, or clean anything.
- **No Commissions:** Since I am a private buyer, you will not have to pay any agent fees or closing commissions.
- **Cash Offer:** I can provide a fair cash offer, which means no waiting for bank financing or appraisals.
- **Quick Closing:** We can close on your timeline, whether that is in ten days or two months.

There is no obligation to accept an offer. I simply want to provide you with an easy alternative to the standard market process.

If you are interested in receiving a cash offer for your home, please call or text me at **[Your Phone Number]** or email me at **[Your Email Address]**.

Thank you for your time, and I look forward to hearing from you.

Sincerely,

[Your Name]
[Your Company Name, if applicable]