

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

[Date]

Dear Neighbor,

My name is [Your Name] and I am writing to you because I am interested in buying a home in your immediate neighborhood. I am looking to purchase a property directly from a homeowner without involving real estate agents or listing it on the open market.

I love this area and would like to make a fair, all-cash offer for your property at [Property Address].

**Benefits of selling to me:**

- **No Commissions:** Since there are no agents involved, you save thousands in fees.
- **As-Is Sale:** I will buy the house in its current condition. You don't need to do any repairs or cleaning.
- **Fast Closing:** We can close on your timeline, whether that is in 10 days or 3 months.
- **No Showings:** You won't have to deal with open houses or strangers walking through your home.

If you have ever thought about selling or are curious about what your home might be worth in an off-market sale, please give me a call or send me a text at [Your Phone Number].

I am a serious buyer and look forward to hearing from you.

Best regards,

[Your Signature]

[Your Printed Name]