

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

[Date]

[Property Owner's Name]
[Property Address]

RE: Offer to Purchase [Property Address]

Dear [Property Owner's Name],

I am writing to express my interest in purchasing your property located at [Property Address]. I am a private buyer looking to acquire real estate directly from homeowners.

I would like to offer you a **cash purchase** with the following benefits:

- **No Commissions:** Since I am buying directly from you, there are no real estate agent fees or commissions to pay, saving you thousands of dollars.
- **As-Is Condition:** I will buy the property in its current state. You do not need to perform any repairs, cleaning, or renovations.
- **Quick Closing:** Because I am using cash, I do not need to wait for bank financing. We can close on your preferred timeline.
- **No Closing Costs:** I am willing to cover all standard closing costs associated with the transaction.

This is a straightforward offer intended to make the sale of your home as simple and stress-free as possible. There is no obligation to accept, and our conversation will remain completely confidential.

If you are interested in receiving a fair, all-cash offer, please contact me at [Your Phone Number] or [Your Email Address].

Thank you for your time and consideration.

Sincerely,

[Your Signature]
[Your Printed Name]