

[Date]

[Seller Name]

[Property Address]

[City, State, Zip Code]

**RE: URGENT CASH OFFER FOR [Property Address]**

Dear [Seller Name],

I am writing to submit an immediate all-cash offer to purchase your property located at [Property Address]. I am prepared to move quickly and can close the transaction in as little as [Number] days.

**Our Offer Terms:**

- **Purchase Price:** \$[Amount]
- **Payment Method:** All Cash (No financing contingencies)
- **Condition:** As-Is (No repairs or cleaning required)
- **Closing Costs:** I will pay 100% of the standard closing costs
- **Closing Date:** [Date] or your preferred timeline

Because this is a cash offer, there are no bank appraisals, lengthy inspections, or waiting for loan approvals. This ensures a guaranteed, stress-free sale with no hidden fees or commissions.

This offer is valid until [Expiration Date/Time]. Please contact me directly at [Phone Number] or [Email Address] if you would like to accept this offer or discuss the terms further.

I look forward to hearing from you soon.

Sincerely,

[Your Name]

[Your Company Name]

[Your Phone Number]