

[Date]

[Property Owner Name]

[Mailing Address]

[City, State, Zip]

Re: Property at [Property Address]

Dear [Property Owner Name],

I am writing to you because I am an investor interested in purchasing properties in your neighborhood. According to public records, your property at [Property Address] may be facing a potential foreclosure. I understand that this can be a very stressful and difficult situation.

I would like to offer you a way to resolve this quickly. I buy houses directly from owners for cash, in "as-is" condition. This means:

- You do not need to make any repairs or clean the property.
- There are no realtor commissions or hidden fees.
- I can close quickly, often before the foreclosure date.
- You can walk away with cash and save your credit from a foreclosure filing.

I am not a realtor; I am a private buyer looking to create a win-win situation. Even if you owe more than the house is worth, I may still be able to help you work with the bank on a solution.

If you are interested in a confidential, no-obligation cash offer, please call or text me at **[Your Phone Number]** or email me at **[Your Email Address]**.

I look forward to hearing from you and seeing if I can help.

Sincerely,

[Your Name]

[Your Company Name]

[Your Website]