

[Date]

[Seller Name]

[Seller Address]

[City, State, Zip Code]

RE: CASH OFFER FOR [Property Address]

Dear [Seller Name],

I am writing to submit an urgent offer to purchase your property located at [Property Address]. I understand that you are looking for a quick relocation and a simplified sale process.

My offer is based on the following terms:

- **Purchase Price:** \$[Amount]
- **Condition:** Purchased "As-Is." You will not be required to make any repairs, paint, or clean the property before closing.
- **Financing:** This is an all-cash offer (no mortgage contingencies).
- **Closing Date:** I am prepared to close within [Number] days, or on a timeline that best suits your relocation needs.
- **Fees:** I will cover [all/standard] closing costs to ensure you receive the maximum amount at the table.

Because I am buying the property in its current condition, you can bypass the stress of home inspections, appraisals, and open houses. This offer is designed to provide you with an immediate exit strategy so you can focus on your move.

This offer is valid until [Expiration Date/Time].

Please contact me at [Phone Number] or [Email Address] to accept this offer or to discuss the next steps.

Sincerely,

[Your Name]

[Your Company Name, if applicable]