

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

[Date]

[Property Owner Name]
[Property Owner Mailing Address]
[City, State, Zip]

RE: Property at [Property Address]

Dear [Property Owner Name],

I am writing to you because I noticed that the property taxes for your property at [Property Address] are currently delinquent. I understand that managing property expenses can be difficult, and I would like to offer a solution that could help you clear this debt immediately.

I am a local real estate investor, and I specialize in helping owners in your specific situation. Rather than a traditional bank sale, I can offer creative financing options that provide you with the following benefits:

- **Immediate Tax Payment:** I can provide the funds to pay off your delinquent taxes right away to stop any foreclosure or penalty interest.
- **Flexible Terms:** We can arrange a monthly payout or a "subject-to" agreement that puts cash in your pocket while I take over the underlying obligations.
- **No Closing Costs:** I will handle all paperwork and pay all associated closing fees.
- **As-Is Purchase:** You do not need to make any repairs or clean the property.

I am not looking to list your house; I am looking to buy it. If you would like to explore a way to resolve your tax burden and move forward with peace of mind, please call or text me at [Your Phone Number].

All conversations are confidential and there is no obligation to accept an offer.

Sincerely,

[Your Signature]

[Your Printed Name]