

[Date]

[Property Owner Name]

[Property Address]

[City, State, Zip]

Dear [Property Owner Last Name],

I am writing to you because I have a specific cash buyer looking for a home in [Neighborhood/Area Name]. After reviewing the local records, your property at [Property Address] appears to be an ideal match for what they are seeking.

My client is prepared to offer the following terms:

- **All-Cash Purchase:** No mortgage contingencies or bank delays.
- **As-Is Condition:** You won't need to make any repairs or clean the property.
- **Quick Closing:** They can close in as little as [Number] days, or on a timeline that works best for you.
- **No Commissions:** Since this is a direct match, you can save on traditional real estate fees.

If you have considered selling, or if you simply want to know what a hassle-free cash offer would look like for your home, please reach out to me directly.

There is no obligation, and all conversations will remain confidential.

Best regards,

[Your Name]

[Your Company Name]

[Your Phone Number]

[Your Email Address]