

[Current Date]

[Owner Name]

[Owner Mailing Address]

[Owner City, State, Zip]

RE: Property located at [Property Address, City, State]

Dear [Owner Last Name],

I am writing to you because I am interested in purchasing your property located at [Property Address].

I noticed that your primary mailing address is out of state, and I wanted to reach out to see if you have any interest in selling this house. I am a private buyer looking for properties in the area and I can offer a simple, "as-is" cash purchase.

If you choose to sell to me:

- You won't need to make any repairs or clean out the property.
- There are no realtor commissions or hidden fees.
- We can close on the date that works best for your schedule.

If you have any interest in receiving a no-obligation offer, or if you simply want to discuss the possibility of selling, please give me a call or send me a text at [Your Phone Number].

Thank you for your time, and I look forward to hearing from you.

Sincerely,

[Your Name]

[Your Phone Number]

[Your Email Address]