

[Date]

[Your Name/Company Name]

[Your Phone Number]

[Your Email Address]

[Your Website]

[Homeowner Name]

[Property Address]

[City, State, Zip Code]

Dear [Homeowner Name],

My name is [Your Name] and I am an investor looking to purchase a property in the [Neighborhood Name/City] area. I am writing to you because I am specifically interested in your property at [Property Address].

If you have considered selling, I would like to make you a fair, all-cash offer. Buying for cash allows for a very simple process:

- **No Repairs Needed:** I buy properties in "as-is" condition. You don't need to clean or fix anything.
- **No Commissions:** Since I am a direct buyer, you won't have to pay any real estate agent fees.
- **Quick Closing:** We can close on your timeline, whether that is in 10 days or two months.
- **No Stress:** No public showings, no open houses, and no waiting for bank appraisals.

There is no obligation to accept an offer. If you are curious about what I can pay for your home, please give me a call or send a text to **[Your Phone Number]**.

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

Sincerely,

[Your Signature]

[Your Printed Name]