

[Date]

[Seller Name]

[Seller Mailing Address]

[City, State, Zip]

RE: Offer for Property located at: [Property Address]

Dear [Seller Name],

I am writing to express my direct interest in purchasing your property located at [Property Address]. I am a private investor looking to purchase properties in your area specifically in "as-is" condition.

Because I understand the property may require significant repairs or updates, I am prepared to make a **Sight-Unseen Cash Offer**. This means I am willing to commit to a purchase price without requiring you to clean, repair, or even show the interior of the home before we reach an agreement.

My offer terms are as follows:

- **Purchase Price:** \$[Amount]
- **Condition:** As-Is (No repairs or cleaning required)
- **Closing Date:** [Number] days (or on your preferred timeline)
- **Contingencies:** No financing or appraisal contingencies
- **Costs:** I will pay for all standard closing costs and title fees

This offer is intended to provide you with a hassle-free exit from the property. You will not have to deal with open houses, real estate agent commissions, or demanding buyers requesting repairs.

Please let me know if these terms are acceptable to you, or if you would like to discuss a different price that works for your situation. You can reach me directly at [Your Phone Number] or via email at [Your Email Address].

I look forward to hearing from you.

Sincerely,

[Your Name]

[Your Company Name, if applicable]