

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

[Date]

[Homeowner Name]  
[Property Address]  
[City, State, Zip Code]

Dear [Homeowner Name],

I noticed that your property at [Property Address] is no longer listed on the market. I am writing to you because I am a serious buyer interested in your home, even though it did not sell during its recent listing period.

After reviewing the market data and the previous listing, I would like to submit a formal offer of \$[Your Offer Price].

While I understand this is below your previous asking price, my offer comes with the following benefits:

- **No Real Estate Commissions:** Since I am contacting you directly, you can save the typical 5-6% in agent fees.
- **Flexible Closing:** I can close on a timeline that works best for your transition.
- **As-Is Purchase:** I am willing to purchase the property in its current condition, meaning no repairs or cleaning are required on your part.
- **Simplified Process:** No more open houses or constant showings.

I am prepared to provide a proof of funds or a pre-approval letter immediately upon your interest. This offer is valid until [Expiration Date/Time].

Please let me know if you are open to discussing this further. I look forward to hearing from you.

Sincerely,

[Your Signature]  
[Your Printed Name]