

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

[Date]

[Seller Name]
[Seller Address]

Re: Proposal for Purchase of [Property Address]

Dear [Seller Name],

I am writing to express my interest in purchasing your property located at [Property Address]. I understand that the property may currently require significant repairs or is facing financial challenges, and I would like to offer a solution that provides you with steady income while relieving you of the burdens of ownership.

I am proposing a **Seller Financing** arrangement with the following preliminary terms:

- **Purchase Price:** \$[Amount]
- **Down Payment:** \$[Amount] (Paid at closing)
- **Interest Rate:** [Percentage]%
- **Monthly Payment:** \$[Amount] (Principal and Interest)
- **Term:** [Number] years/months (with a balloon payment if applicable)

Benefits of this proposal for you:

- **Stop the Bleeding:** I will take over all future maintenance, taxes, and insurance costs immediately.
- **Passive Income:** You receive a monthly check without the stress of managing the property or tenants.
- **Tax Advantages:** You may be able to defer capital gains taxes by receiving payments over time rather than in a lump sum.
- **Quick Closing:** Because we are not waiting for traditional bank financing, we can close on your timeline.

I purchase properties in "as-is" condition, meaning you will not have to spend another dime on repairs or cleaning. My goal is to create a win-win scenario that helps you move forward from this property with financial peace of mind.

Please let me know if you are open to discussing this offer. I am available to talk at your earliest convenience via phone at [Your Phone Number].

Sincerely,

[Your Signature]

[Your Printed Name]