

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

[Date]

[Seller Name]
[Seller Mailing Address]
[City, State, Zip Code]

RE: Offer for Property at [Property Address]

Dear [Seller Name],

I am interested in purchasing your property located at [Property Address]. As a real estate investor specializing in renovations, I see great potential in restoring this home to its best possible condition.

To provide you with the most competitive purchase price while ensuring a smooth transaction, I would like to propose a Seller Financing arrangement with the following preliminary terms:

- **Purchase Price:** \$[Amount]
- **Down Payment:** \$[Amount]
- **Interest Rate:** [Percentage]%
- **Monthly Payment:** \$[Amount] (Interest-only or Principal + Interest)
- **Loan Term:** [Number of months, e.g., 12 months]
- **Balloon Payment:** Remaining balance due upon sale of the renovated property or at the end of the term.

Benefits to you as the Seller:

- **Higher Sales Price:** I can often offer a higher price than a traditional cash buyer by utilizing seller financing.
- **Passive Income:** You receive monthly interest payments while waiting for the final payoff.
- **Fast Closing:** We can bypass traditional bank appraisals and lengthy loan approvals, closing in as little as [Number] days.
- **Security:** The loan is secured by a Deed of Trust (or Mortgage) against the property.

I plan to begin renovations immediately upon closing to increase the property value significantly. I am a professional investor with a track record of successful projects and can provide references upon request.

Please let me know if these terms are of interest to you, or if you would like to discuss a structure that better fits your financial goals. I look forward to hearing from you.

Sincerely,

[Your Signature]

[Your Printed Name]