

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

[Date]

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

Dear [Homeowner Name],

I am writing to you because I am interested in purchasing property in your neighborhood. According to public records, your property at [Property Address] may be facing some upcoming challenges regarding the mortgage.

I am a private investor, and I am looking to buy a house in this area "as-is" for cash. I wanted to reach out and see if you might be interested in selling your property before a foreclosure action proceeds further.

Selling your home now could help you:

- Avoid a foreclosure on your credit report.
- Receive a fair cash offer quickly.
- Close on the date of your choice.
- Avoid paying realtor commissions or repair costs.

If you are interested in discussing this further or would like a no-obligation offer, please call or text me at [Your Phone Number]. Everything we discuss will remain strictly confidential.

I look forward to hearing from you.

Sincerely,

[Your Name]