

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

[Date]

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

**URGENT: Time-Sensitive Proposal Regarding Your Property at [Property Address]**

Dear [Homeowner's Name],

I am writing to you because I understand that your property may currently be facing a potential foreclosure. I know how stressful this situation can be, and I would like to offer a direct solution that can help you protect your credit and move forward without a foreclosure on your permanent record.

I am a private real estate investor looking to purchase properties in your area immediately. I can offer several options depending on your specific needs, including:

- **Cash Purchase:** I can buy your home in its current condition, meaning no repairs or cleaning are required.
- **Fast Closing:** We can close on your timeline, often in as little as 7-14 days, to stop the foreclosure process.
- **Debt Assumption/Resolution:** I can work directly with your lender to resolve back payments and stop the auction.
- **Zero Fees:** You will not have to pay any realtor commissions or hidden closing costs.

My goal is to create a win-win situation where you can walk away from this burden with peace of mind. Please understand that as the auction date approaches, your options become more limited. Taking action now is the best way to save your equity and your credit score.

Please call or text me directly at **[Your Phone Number]** today for a confidential, no-obligation consultation. I am ready to make you a fair offer immediately.

Sincerely,

[Your Signature]  
[Your Printed Name]