

[Date]

[Owner Name]

[Owner Mailing Address]

[City, State, Zip]

Subject: Regarding your property at [Property Address]

Dear [Owner Name],

I noticed that your property at [Property Address] is no longer listed for sale. Being an out-of-town owner adds a unique layer of stress to the selling process, especially when a listing expires without a result.

Distance shouldn't be a barrier to a successful sale. I specialize in representing non-local owners by providing "boots on the ground" service that goes beyond just placing a sign in the yard. My fresh approach includes:

- Managing all local maintenance and preparation so you don't have to travel.
- High-definition video tours to keep you updated on the property's status.
- A digital-first marketing strategy to reach buyers outside of the local market.
- Frequent, scheduled communication to ensure you are never left wondering what is happening.

I would like to offer you a complimentary "Remote Seller's Evaluation." I will visit the property, check its current condition, and provide you with a candid assessment of why it may not have sold and what we can do differently to get it closed.

Are you available for a brief 10-minute phone call on [Day] at [Time] to discuss your goals for the property?

Sincerely,

[Your Name]

[Your Company]

[Your Phone Number]

[Your Email Address]

[Your Website]