

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

[Date]

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

Dear [Homeowner Name],

I noticed that your listing for [Property Address] recently expired. I understand that selling a home that needs updates or repairs can be challenging in the current market.

Most buyers today are looking for "move-in ready" homes and often struggle to see the potential in a fixer-upper. I am writing to offer a different solution.

I specialize in purchasing properties in "as-is" condition. This means:

- No need for you to make any repairs or renovations.
- No need to clean or clear out the property.
- A fast closing on your timeline.
- No commissions or hidden fees.

If you are still interested in selling but don't want the headache of managing a renovation or dealing with traditional bank financing hurdles, I would love to make you a fair offer.

Please give me a call at [Your Phone Number] if you would like to discuss this further. There is no obligation.

Sincerely,

[Your Name]