

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

[Date]

[Property Owner Name]
[Property Owner Mailing Address]

RE: Second Chance Cash Offer for [Property Address]

Dear [Property Owner Name],

I noticed that your property at [Property Address] is no longer listed on the market. I am reaching out because I am still very interested in purchasing your home directly for cash.

Oftentimes, a property doesn't sell the first time for reasons that have nothing to do with the home itself. If you are still interested in selling but want to avoid the stress of relisting, open houses, and paying agent commissions, I can provide a simple solution.

My "Second Chance" Offer Includes:

- **All-Cash Purchase:** No waiting for bank financing or appraisals.
- **As-Is Condition:** You do not need to clean, repair, or paint anything.
- **Zero Fees:** No realtor commissions or hidden closing costs.
- **Flexible Closing:** You choose the date that works best for your move.

There is no obligation to accept, but I would appreciate the opportunity to make you a fair, net-to-seller cash offer so you can see your options.

Please call or text me at **[Your Phone Number]** if you would like to discuss this further.

Sincerely,

[Your Name]
[Your Company Name]