

[Date]

[Recipient Name]

[Recipient Address]

[City, State, Zip Code]

Subject: Regarding the property at [Property Address]

Dear [Recipient Last Name],

I am writing to you because public records indicate that you recently inherited the property located at [Property Address]. Please accept my condolences for your loss.

I understand that managing an inherited property from a distance can be a significant burden. Dealing with maintenance, property taxes, and security while living elsewhere often becomes more stressful than expected.

I am a local real estate investor, and I am interested in purchasing this property exactly as it is. If you are considering selling, I can offer you several benefits:

- **Cash Offer:** I buy properties with cash, meaning no bank delays.
- **As-Is Condition:** You do not need to make any repairs or even clean out the house.
- **No Commissions:** Since I am the buyer, you won't pay any Realtor fees.
- **Quick Closing:** We can close on your timeline, often in as little as 14 days.

My goal is to provide a simple solution so you can move forward without the headache of managing an empty house.

If you would like to receive a no-obligation cash offer, please call or text me at **[Your Phone Number]** or email me at **[Your Email Address]**.

I look forward to hearing from you.

Sincerely,

[Your Name]

[Your Company Name, if applicable]

[Your Website, if applicable]