

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

[Date]

[Landlord Name]
[Landlord Mailing Address]
[City, State, Zip]

RE: Property at [Property Address, City, State]

Dear [Landlord Name],

I am writing to you because I am interested in purchasing your property located at [Property Address].

I noticed that you have an out-of-state mailing address. As someone who manages property from a distance, I understand that dealing with maintenance, tenants, and property managers can become a significant burden-especially when you cannot be there in person.

I am a private buyer looking to acquire a property in this area. If you have considered selling to simplify your life and exit the rental business, I would like to make you an offer.

By working with me directly:

- You pay zero real estate commissions or hidden fees.
- I buy the property "as-is" (no repairs or cleaning required).
- We can close on your timeline.
- I can handle the transition with existing tenants if necessary.

If you are interested in a hassle-free sale and a fair cash offer, please call or text me at [Your Phone Number]. There is no obligation, and our conversation will remain confidential.

Thank you for your time, and I look forward to hearing from you.

Best regards,

[Your Signature]

[Your Printed Name]