

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

Dear [Property Owner Name],

I am writing to you because I have a pre-approved buyer specifically looking for a home in the [Neighborhood Name] area. In my research, I noticed your property at [Property Address] and believe it matches exactly what my client is seeking.

My client is looking for a property they can renovate and is prepared to purchase a home in "as-is" condition. This means:

- No repairs or cleaning required on your part.
- A flexible closing date that fits your schedule.
- No public showings or open houses.
- No traditional bank financing delays.

If you have considered selling, or if you simply want to see what a hassle-free offer would look like for your property, please give me a call at [Your Phone Number].

There is no obligation, and all conversations will be kept strictly confidential.

Sincerely,

[Your Signature]
[Your Printed Name]
[License Number, if applicable]