

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

[Executor/Heir Name]
[Mailing Address]
[City, State, Zip]

Re: The property located at [Property Address]

Dear [Executor Name],

Please accept my sincerest condolences for your recent loss. I understand that managing the affairs of an estate can be a complex and overwhelming responsibility during a difficult time.

I am writing to you because I am a local real estate investor looking to purchase properties specifically in the [Property Neighborhood/Area]. I specialize in buying "as-is" probate properties directly from estates for cash.

By selling to a cash buyer, you can simplify the process significantly:

- **No Repairs:** You do not need to clean out the house or make any repairs. I buy properties in their current condition.
- **No Commissions:** There are no real estate agent fees or commissions involved.
- **Fast Closing:** We can close on your timeline, often in as little as 7-14 days.
- **No Stress:** I handle the paperwork and move quickly so you can settle the estate and move forward.

If you are interested in receiving a fair, no-obligation cash offer for the property, please call or text me at **[Your Phone Number]**.

Thank you for your time and consideration.

Best regards,

[Your Signature]
[Your Printed Name]