

Dear [Homeowner Name],

I am writing to share some important news regarding a property in your immediate area. The home located at **[Property Address]** was recently sold as a **short sale**.

As you may know, a short sale occurs when a lender agrees to accept less than the full amount owed on a mortgage to facilitate a sale. These transactions are complex, but they play a vital role in stabilizing local property values and helping neighbors move forward.

Why does this matter to you?

- **Market Value:** This sale provides a new data point for home values in your neighborhood.
- **Inventory:** With one less distressed property on the market, demand for well-maintained homes in our area remains high.
- **Expertise:** Successfully closing a short sale requires specialized knowledge. I represented the interests involved in this sale and understand the unique dynamics of our local market.

Whether you are curious about your home's current market value, considering an upgrade, or if you are facing financial challenges and need to discuss your options, I am here to help.

Please feel free to call or text me at **[Phone Number]** for a confidential consultation or a free market analysis of your home.

Best regards,

[Your Name]

[Your Company/Brokerage]

[License Number]

[Email Address]

[Website Address]