

[Date]

[Recipient Name]
[Recipient Address]
[City, State, Zip]

Dear [Recipient Last Name],

I am writing to share some important news regarding a property in your immediate area. I recently assisted a homeowner at **[Sold Property Address]** in successfully completing a short sale closing.

As you may know, a short sale allows a homeowner to sell their property for less than the amount owed on the mortgage, with the bank forgiving the remaining debt. This process can be a powerful tool for those facing financial hardship or a change in circumstances.

Many homeowners in our community are unaware that this is an option. If you or someone you know is currently struggling with mortgage payments, facing a possible foreclosure, or simply owes more than the home is worth, I would like to help.

Why I am reaching out:

- I specialize in negotiating with lenders to get short sales approved.
- I help homeowners avoid the long-term credit damage of a foreclosure.
- My services are typically paid for by the lender, meaning no out-of-pocket costs for you.

You do not have to go through this alone. I am happy to provide a confidential, no-obligation consultation to discuss your specific situation and explain the options available to you.

Please call me directly at **[Your Phone Number]** or email me at **[Your Email Address]** to start a conversation.

Best regards,

[Your Name]
[Your Real Estate License Number]
[Your Company Name]
[Your Website]