

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

[Date]

Dear Neighbor,

My name is [Your Name] and I am looking to buy a house in your neighborhood. I am interested in purchasing property in "as-is" condition for a fair cash price.

If you have been thinking about selling, I can offer you a stress-free process with the following benefits:

- **Fast Closing:** We can close in as little as [Number] days.
- **No Repairs Needed:** I buy houses in any condition. You don't need to fix a thing.
- **No Commissions:** Since I am a direct buyer, you save on Realtor fees.
- **All Cash Offer:** No waiting for bank financing or appraisals.
- **No Clean-out:** Take what you want and leave the rest behind.

Whether you are looking to downsize, dealing with an inherited property, or simply want a quick and easy exit, I would love to talk to you. There is no obligation and no pressure.

Please give me a call or text at **[Your Phone Number]** if you would like a cash offer on your home today.

Best regards,

[Your Name]
[Your Company Name]