

[Date]

[Your Name/Company Name]

[Your Phone Number]

[Your Email Address]

[Homeowner Name]

[Property Address]

[City, State, Zip]

Dear [Homeowner Last Name],

My name is [Your Name] and I am reaching out because I am interested in purchasing your property located at [Property Address].

I am a local private buyer looking to acquire a home in your specific neighborhood. I am prepared to offer a **confidential, all-cash transaction** with the following benefits:

- **No Commissions:** You will not pay any real estate agent fees or closing costs.
- **As-Is Condition:** You do not need to make any repairs, clean, or paint. I buy houses exactly as they are.
- **Privacy:** There will be no "For Sale" signs, no public open houses, and no strangers walking through your home.
- **Quick Closing:** We can close on the date of your choice, whether that is in 10 days or 3 months.

This is not a formal solicitation from a listing agency; I am a direct buyer looking for a hassle-free sale. If you have ever considered selling, or if you simply want to know what a cash offer would look like for your home, please contact me directly.

You can reach me on my personal cell at [**Your Phone Number**] or via email at [**Your Email Address**]. All conversations will remain strictly confidential.

Thank you for your time and consideration.

Sincerely,

[Your Name]

[Your Business Name, if applicable]