

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

[Homeowner Name]
[Property Address]
[City, State, Zip Code]

Dear [Homeowner Name],

I am writing to you because I noticed that your property at [Property Address] has recently been flagged in public records regarding a potential foreclosure proceeding. I understand that this can be an incredibly stressful and overwhelming time, and I am reaching out to offer a possible solution.

I am a local real estate investor, and I specialize in buying homes directly from owners who need a fast, simple sale. I would like to make a **fair, all-cash offer** on your property in its current "as-is" condition.

Benefits of working with me:

- **No Repairs Needed:** You don't have to fix a single thing.
- **No Commissions:** Since I am not an agent, you pay \$0 in realtor fees.
- **Fast Closing:** We can close in as little as 7-14 days, potentially stopping the foreclosure process.
- **Cash in Hand:** You receive your proceeds at closing to help you move forward.

There is no obligation to accept my offer, and our conversation will remain strictly confidential. Even if you are already working with your bank, it may be beneficial to know your options for a quick sale.

Please give me a call or text today at **[Your Phone Number]** if you would like to discuss how I can help. Time is often the most important factor in these situations, so I look forward to hearing from you soon.

Best regards,

[Your Name]
[Your Company Name, if applicable]