DATE

Dear \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,

Hello, my name is \_\_\_\_\_\_\_\_\_\_\_\_.  I am writing you a **SECOND TIME** regarding your property located at \_\_\_\_\_\_\_\_\_\_\_.  To date I have still not heard from you and am still, very much interested in purchasing this property.  As a point of clarification, I am a real estate investor.  I buy, fix and sell real estate for an anticipated profit.  What that means to you is a professional, **no hassle** selling experience, to an ***all cash buyer***, who can close in a very short period of time.  That means **cash, in your pocket, in as little as 7 days,** (Depending on how quickly you respond).

If you are not interested in selling at this time, that is fine.  All I ask is that you provide me the professional courtesy of an email simply saying, “I Am Not Interested”, and I will remove you from my prospective seller list.

If you aren’t sure if you’re interested, but curious, shoot me an email or give me a call and I will provide you with an all cash offer within 48 hours of your inquiry.  I can assure you that my offer will be **below the Current “Fair Market Value”**, however, I will purchase the property, **“AS IS”**.  Meaning, **you don’t have to fix a thing**.  I will buy it as it sits.  **You don’t need to clean it, paint it, fix that hole in the sheet rock, sweep the sidewalks, or mow the lawn.  I will take it, AS IT SITS**.  (mold, sagging roof, unruly tenant you can’t evict, meth labs, major cosmetic challenges, old, major deferred maintenance, you live out of state?  (All Fine, AS IS, means, AS IS!!)

Please send me an email either way, letting me know your desired direction to XXXXXX@something.com, or call me directly on my cell at XXX-XXX-XXXX.

Please know that I am a local investor who is vested in this community. I take great pride and joy in improving the community I live in by providing quality housing for home buyers. I am confident you will enjoy working with me and my company on the sale of this property.  I look forward to hearing from you even if it is to simply say, “Go Pound Sand, I ain’t Selling”!!!

Thank you in Advance,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

***PS – I need to close on at least three properties this week, so please call me ASAP at XXX-XXX-XXXX if you need cash as quickly as I need good properties.***

**CONTACT ME TODAY!** => XXXXXX@something.com, or XXX-XXX-XXXX.