Dear «first\_name» «last\_name», DATE HERE

Hello, my name is YOUR NAME HERE. I am writing you a **SECOND TIME** regarding your property located in the YOUR AREA HERE area. To date I have not heard from you and am, very much interested in purchasing this property.  I’m a real estate investor. What that means to you is a professional, **no hassle** selling experience, and **cash in your pocket in as little as 7 days.**

If you are not interested in selling at this time, fine.  All I ask is that you provide me the professional courtesy of saying, “I Am Not Interested”.

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](mailto: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,

YOUR NAME HERE

**CONTACT ME TODAY!** => [XXXXXX@something.com](mailto:XXXXXX@something.com), or XXX-XXX-XXXX.