LANDWISE

Address | City | State | Zip

Phone | Fax

Email

<<Date>>

<<Name>>

<<Address>>

<<City, State, Zip>>

Dear <<Name>>,

I have thoroughly researched your property and taken <<\_\_\_\_\_\_\_>> into consideration <<bedrooms, bathrooms, size, layout, comps, local markets, schools, etc.>>.

I have created this offer for you accordingly:

**Purchase Price (Net to Seller): $\_\_\_\_\_**

Estimated Closing Costs, i.e. – title, escrow, recording (paid by Buyer) **$\_\_\_\_\_**

**Total Cost of Purchase: $\_\_\_\_\_**

As you can see in the table above, our offer is substantially below market value. This is because we are taking on a substantial risk with this property, and due to market conditions, we may have to hold on to this property for a long time.

We realize this is a low offer, and you can feel free to ignore it if you aren’t interested. However, we will take care of your delinquent taxes, we will cover your closing costs, and you will receive immediate cash for the property.

If you would like to move forward, you just need to sign the attached contract and get back to us. We are experienced in this area and we will make your transactions go quick and easily. The sooner we receive the contract, the sooner you will receive the cash and no longer assume the liabilities and problems that come with this property.

However, this offer will expire soon and you must return the fully executed contract copy by <<date/time>> if you want to take advantage of this opportunity.

All the best,

Landwise