Hello!

I know this may seem out of the blue, but I have buyers who want to submit an offer to purchase your home. They lost out on the recently sold nearby home for $XXX,XXX. The buyers would have been the new owners if they could close quicker, and at the time they could not do that. To make a long story short, they were distraught that they lost out on the home and now here we are!

I would like to know if you have any interest in selling your home for $XXX,XXX. This will be a *[insert transaction type and any other pertinent information, i.e. cash transaction with no appraisal contingency]*. In this package, you will find a seller net sheet outlining the cost of the sale and the signed purchase contract from the buyer. If you are interested in selling, please give me a call at your earliest convenience. I would love to work something out!

Warmest Regards,

[Insert Agent Name]

Phone:

Email:

**OFFER OVERVIEW** – Address of Property, City, ST

|  |  |
| --- | --- |
| Purchase Price |  |
| Escrow Deposit |  |
| Closing Date |  |
| Financing |  |
| Inspection Period |  |
| Home Warranty |  |