



April 13, 2012

Dear Homeowner,

I noticed your name on this month's foreclosure list and I wanted to reach out to you to see if I could help.

Based on my analysis, it looks like you have a lot of equity and I'd like to help you capture as much of that as possible by making you a FAIR offer that closes before the auction on 5/1/12.

In these situations, the homeowners who act the quickest usually get the most money for their homes. I'm in a financial position to pay off the loan and put some money in your pocket.

I'd love to sit down with you and discuss your options. I've found that no situation is exactly the same and I want to develop a plan that works for you and your unique circumstance.

When we buy houses, our offers are always:

FAIR - We buy at a discount, but always make an equitable offer.

ALL CASH - You don't have to worry about a buyer getting traditional funding that could delay the close and push you into foreclosure.

Set to Close quickly - So you don't have to worry about the bank foreclosing.

As-Is - You don't have to make a single repair!

Commission Free - You won't pay a single commission on the sale if I buy the house.

Please call us right away so we can customize a solution that works for you. You can set up a no obligation appointment by calling 512-555-5555.

Sincerely,

Shenoah Grove
Owner, Realtor, & Broker
Hippie Hollow Realty
Austin, TX

P.S. Even if you are not ready to sell your house, we have many tricks we can share with you to help stop the foreclosure. Call us at 512-555-5555 for details.

P.P.S. We never charge anything for our services, it's absolutely free of charge and without obligation.

P.P.S. Even though I'm a Realtor, this letter is not a solicitation for a listing. I have many solutions in addition to listing your property that could help you.