

# **“I Want To Buy Your House!”**

No Realtor Fees, No Surprises Just a Quick Sale!

<Name>  
<Address>  
<City>, <Postal Code>

Dear <Name>,

I'd very much like to discuss purchasing your property. Please note, I'm not asking to "list your home". I am not a realtor, and I'm not associated with any real estate firm. However, I'm definitely interested in buying your house.

I'm just a private individual like yourself, but what I've done is develop a system that creates win-win solutions to financial dilemmas... the kind that thousands of homeowners get into everyday when they try to sell their home.

Relocation, divorce, payments in arrears, or simply outgrowing your current home... these are all situations that can happen to good, honest homeowners. And when these situations begin to grow, before you know it, your valuable asset is looking more and more like a big heavy anchor.

It doesn't really matter why you need to sell; I sincerely believe I can help by buying your home.

I am associated with a group of private investors that buys five to ten houses per month. We buy houses in almost every area of the city and every price range using private funds that require no long, drawn out bank approvals.

## **MAKING THE WHOLE TRANSACTION QUICK AND SIMPLE.**

As I mentioned earlier, I'm not a real estate agent. There is a big difference...

## **AN AGENTS JOB IS TO SELL HOUSES...NOT BUY THEM!**

Do you have any idea how many houses your agent is trying to sell? I think it's safe to say more than just yours! Many agents have a whole portfolio of houses, all over the city that they are trying to sell at any given time. This means, if the realtor is not doing the job properly, the attention your home needs to sell... might not always be there.

Which is exactly why some people conclude: "Well, what if I just sell it myself?" After all who knows more about the house than I do?"

While it may be true that you know the house better than anyone else... what do you need to ask yourself is if you truly understand all of the important details of a real estate transaction.

Do you really want to risk having a buyer slip through your fingers, just because you're not used to covering all the intricacies and legal steps? I don't think so.

Remember, if someone wants to buy your house, chances are they want to close just as quickly if not quicker than you do. If they get a feeling of uncertainty, at any step of the deal, they could switch to that "other" house in a heartbeat... because, let's be realistic, all of the other houses for sale are your direct competition... and if a good agent showed your buyers another house and he was confident and he sounded like he really knew his business... well that may just have made all the difference.

Let's face it; most folks have never sold a house on their n before, or, at the most only 1 or 2. This is where I come in. I specialize in solving problems...

## **I DON'T WANT TO SELL YOUR HOUSE... I WANT TO BUY YOUR HOUSE!**

Really you have three options if you want to sell your home:

**#1 Use a real estate agent with hundreds of other listings to handle? And then pay their large commissions.**

**Or**

#2 Selling it yourself and sweating out financing details, lost deals, last-minute closing "surprises"? And still ending up paying lots in advertising and countless hassles.

**Or**

**#3 Call me directly, and have me and my group of investors buy your property... quickly, easily and with no hassle!**

It's rally quite obvious that #3 is the simplest, least complex and most economical way for you to sell your home... isn't it!

## **I CAN OFFER A SOLUTION, A WAY OUT OF YOUR DILEMMA!**

Here's an added bonus of dealing with me: How does a **quick sale** sound too you? If your property qualifies, I guarantee that I will have a written offer to you within 48 hours after I see it. That's right no waiting around, you'll know almost immediately!

I'll explain everything to you in as much detail as you want. I will be direct, clear and honest in all our discussions and arrangements. If you and I come to an agreement, I

can even close in a few short days if needed. I'll handle all of the paperwork and make all arrangements. Best of all...

### **YOU CAN GET ON WITH YOUR LIFE!**

I don't know your particular reason for selling, but I do know how to get a house closed as quickly and as professionally as possible. Because I work with private funds, I can usually do so in a short a time as 48 to 72 hours. After all. Let me be up front with you, as long as I can make a profit, and solve your problem in the process, I'm ready, willing and definitely able.

If you're ready to act or have some immediate questions, you don't have to wait for my call... you can contact me right away at <(403) 123-1234> or fax me at <(403) 123-1258.> Don't wait, remember we only buy a certain number of properties at a time... and I wouldn't want you to miss out!

If you want an alternative to the stale, conventional ways of selling your home, pick up the phone and call me now! You have everything to gain and nothing to lose! And you can finally get on with your life and forget about the "House Headache!" Call me now at <(403) 123-1234>!

Sincerely,  
**Solutions in Real Estate**

Bob Robertson  
"Buying Houses Quickly"

P.S. This is the only letter you'll receive about this opportunity to sell your home quickly. So don't hesitate, just pick up the phone and call me at <insert (403) 123-1234>... what have you got to lose? It's time to sell your house quickly and easily... and to get on with your life!