**SAMPLE INVESTOR LETTER #4**

Dear Ms. Banker:

My name is Janet. I am working with Distressed Homeowner to purchase the above referenced property. The property is in extremely poor condition. **My contractor estimates $25,000 to $45,000 (there are some mold issues) as a minimum in repairs to make the property marketable.**

My real estate agent says that in current market conditions the property is worth $164,000. Distressed Homeowners owe approximately $130,000 on the first mortgage, and back taxes of approx. $5,316.

My offer to you is $49,000 net to your company closing on or before January 15. Based on current market, the poor condition of the property, **the unknown MOLD issue, the recent floods in the area,** and the extensive repairs needed, I feel this offer is very generous. **I’m sure you know and understand how dangerous mold can be. Did you know it causes an illness called “toxic mold syndrome”? Apparently this can be deadly.**

I hope we can work together. Enclosed you will find a net sheet, pictures, and an extensive list of repairs. I will be awaiting your reply.

**I am also requesting you waive any deficiency judgment against Distressed Homeowners.**

Sincerely,

Ms. Investor