

The 2 sample emails here should help you get started whether you're going to email, call or talk face-to-face.

Sample Initial Pitch Email to Landlord

Hi,

I'm your tenant at _____.

I've been renting this house from you since _____ and I'm wondering if you might be interested in selling the house to me?

If you're interested, let me know and I'll talk to some mortgage people to see if I can get pre-approved for a mortgage loan and then I'll get back to you.

Thank you for your time,

Sample Follow-Up Email to Landlord

Hi _____,

Following up on my earlier email.

After you said you might be interested in selling the place, I spoke to a loan officer and the loan officer thinks I could qualify for a loan to buy the place, that is, depending on the price, down payment, closing costs, and so on.

Feel free to contact my loan officer, NAME, COMPANY and PHONE.

I would be happy to pay fair market value for the house.

If you don't want to pay for real estate agents, I could pay for my own real estate attorney or agent, if you would credit me 3% of the sale price at closing. That might save you money, if you don't have to pay a full real estate agent commission.

What do you think of the idea of basing the price on an appraisal?

If that works for you, I'll research appraisers with a lot of experience appraising homes in the zip code and send you 3 names and you can pick one for us to use.

I'd suggest we both pay half of the appraiser's fee directly to the appraiser so the appraiser knows they work for both of us equally.

After we see the appraised value, we can decide if we want to move forward.

If we both decide to move forward, I'll pay for my own real estate agent or attorney to draft a full written offer for you to review so we can work out all the details.

If we can come to an agreement in writing, this could be a quick and easy sale for both of us.

So, I'm thinking I could pay for half of an appraisal, all of my real estate attorney or real estate agent costs, and all of my home inspection costs, and one way or another you credit me 3% of the market value sales price.

Does that sounds like a good game plan?

Let me know if you want to move forward and then I'll start researching residential appraisers with a lot of experience appraising homes in the zip code so I can send you 3 names.

Feel free to call me at XXX-XXX-XXXX.

Sincerely,

John Wake

This information is of a general nature and may not apply to your personal situation. This information only reflects the opinion of the author, is not intended as definitive advice, does not constitute an agent-client relationship, and you should not act upon it without seeking independent, personalized, professional counsel.

Copyright 2018