

# Mailing Samples

# Example Land Documents

  
 Your offer code:  
X667  
 YOUR\_WEBSITE

5/24/2021

RE: Your property in Monterey County Parcel 0000000000.

Greetings! My name is YOUR\_NAME, and I'm the owner of a real estate investment company. We are currently looking to purchase several properties in Monterey County.

As we were researching the county's public records, we found you listed as the owner of a property that meets our general investment program. We are very interested in purchasing this property from you. We can offer you immediate cash and close on the transaction very quickly. In addition, we are willing to pay for all of your closing costs on this transaction.

We have worked with many property owners who were happy to receive cash instead of the burden of their unwanted property. We can make the closing process extremely easy for you. As part of our offer, we will do the following:

- Pay for 100% of your closing costs, title expenses and escrow fees.
- Help you avoid any transfer fees and unnecessary selling costs.
- Cover any outstanding property taxes (if any).
- Consent to a very fast closing timeline.

There will be no hidden costs for you in this transaction. The amount listed in the enclosed Purchase Agreement is the amount you will receive.

If you would like to sell we please review the enclosed Purchase Agreement and return it to our office address. Once we receive it, we will contact you again to initiate the closing process and ensure you receive your payment as quickly as possible.

We realize the financial needs of everyone are different. Please disregard this offer if you have no interest, however please understand that we are offering to pay you cash and close as soon as possible. Unlike most buyers in this market, we are able to make the sale process very easy for the seller to choose to work with.

Please note that this offer must be accepted in writing by 11:59pm EST on 6/13/2021. This is a restriction after which will automatically expire if not accepted within this time frame.

Thank forward to hearing from you soon!

Sincerely,  
 YOUR\_SIGNATURE

## E AGREEMENT

Buyer    YOUR\_NAME YOUR\_ADDRESS

real estate (Property) located in Monterey County, California

I/checked or was made  
 b. Seller will not accept any financing contingencies, reliable title with full possession to the Property by Warranty Deed, free from title, with the exception of unpaid property taxes, taxes, transfer taxes, recording fees and reasonable back due property judgments against the Property. This transaction will be closed by a determined by Buyer

we this agreement by delivering written notice of cancellation to Seller sign its rights under this contract to a third party. No notice to the Seller if release the original Buyer from this contract and substitute the

I/Seller signs this agreement and returns to Buyer or via mail, fax or email proof the executed agreement by that date and time, this offer will

used to Buyer on or before 7/13/2021. If deed and possession are not in agreement will be null and void, unless an extension is agreed upon in

\_\_\_\_\_  
 Buyer Signature

## Contract for the sale and purchase of real estate no broker - vacant residential land

**FOR VALUABLE CONSIDERATION OF ONE THOUSAND DOLLARS (\$1,000) and other good and valuable consideration, to be paid at closing of which is hereby acknowledged LUSTER MCPHERLE (Seller), and YOUR\_NAME (Buyer), whether one or more, do hereby consent, contract and agree as follows:**

- 1. AGREEMENT TO SALE AND PURCHASE:** Seller agrees to sell, and Buyer agrees to buy from Seller the property described as follows:  
 Legal description:  
 Assessor's Parcel Number: 000000000  
 All property sold by this contract is called the "Property"
- 2. SALES PRICE:** The parties agree to the following sales price: ONE THOUSAND DOLLARS (\$1,000)
- 3. CASH SALE:** The buyer will pay cash for the Property with no financing contingency.
- 4. CLOSING:** The closing of the sale will be on or before 6/13/2021 unless extended pursuant to the terms hereof.
- 5. TITLE AND CONVEYANCE:** Seller is to convey title to Buyer by Warranty Deed. Seller shall, prior to or at closing, satisfy all outstanding mortgages, deeds of trust and special liens affecting the subject property which are not specifically assumed by Buyer herein. Title shall be good and marketable, subject only to (a) easements, conditions and restrictions of record, (b) public, private utility easements and roads and rights-of-way, (c) applicable zoning ordinances, protective covenants and prior mineral reservations, (d) special and other assessments on the property, if any, (e) ground leases for the year 2010 and subsequent years. A title report shall not be provided to Buyer at closing. Buyer may elect to do its own title search at its own expense. If there are title defects, Seller shall notify Buyer within 5 days of closing and Buyer, at Buyer's option, may either (i) if defects cannot be cured by designated closing date, cancel this contract, in which case all earnest money or down payment monies deposited shall be returned, (ii) accept title as is, or (iii) if the defects are of such character that they can be amended by legal action within a reasonable time, permit Seller such reasonable time to perform curative work at Seller's expense. In the event that the curative work is performed by Seller, the time specified herein for closing of this sale shall be extended for a reasonable period necessary for such action. Seller represents that the property may be legally used as stated and that no governmental agency has served any notice to Seller requiring repairs, alterations or corrections of any existing condition except as stated herein.
- 6. APPRAISAL, SURVEY AND TERRACE INSPECTION:** Any appraisal of the property shall be the responsibility of Buyer. A survey is not required.
- 7. POSSESSION AND TITLE:** Prior to closing the property shall remain in the possession of Seller.

**8. ASSIGNMENT:** This agreement may not be assigned by Buyer without the consent of Seller. This agreement may be assigned by Seller and shall be binding on the heirs and assigns of the parties hereto.

ing closing costs shall be paid as provided:

Buyer	Seller	Bank
x		
x		
x		

est, maintenance fees, assessments, dues and rents, if any, will be (the current year fees for the parcel provided at closing, the parties to for the current year are available.

any legal proceeding brought under or with respect to the transaction r from the non-prevailing party all costs of such proceeding and

s of the Closing Date (a) there will be no fees, assessments, or security is satisfied out of the sales proceeds unless payment of any is will not be in default. If any representations in this contract is untrue on and by Buyer and the earnest money will be refunded to Buyer. All interest closing.

a "Waiver process", as defined by applicable law, or if Seller fails to a person", then Buyer shall withhold from the sales proceeds an amount of before the same to the Internal Revenue Service together with filing written reports of each in excess of specified amounts is received in

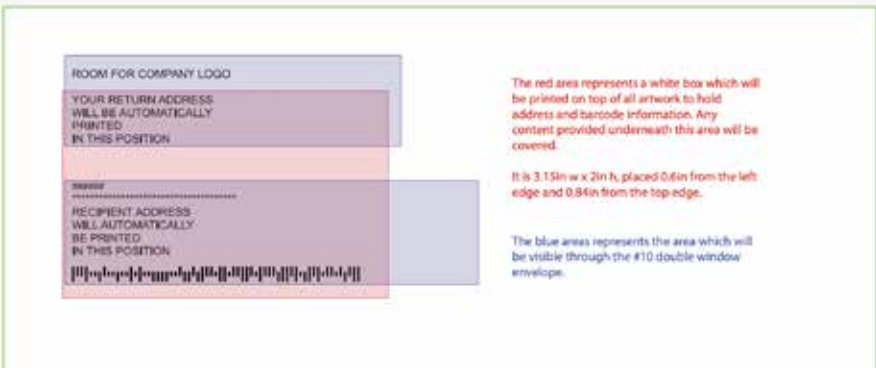
states the entire agreement of the parties and cannot be changed except proceeds all previous agreements between Buyer and Seller regarding the

that must be in writing and are effective when mailed to, hand-delivered or

**To Buyer at:**  
 YOUR\_NAME YOUR\_ADDRESS YOUR\_PHONE

## 8.5" x 11" Document Specs + Envelope

**Letter:** Basis Weight: 60# text  
**GSM:** 89 – 90  
 10% PCW Product  
 FSC Certified



# Sample Postcards

9 inches

6 inches



## 6" x 9" Postcard Document Specs

Basis Weight: 100# - 120# Cover  
GSM: 255 - 325  
Full Bleed 1 Side UV Gloss  
10% PCW Product  
FSC Certified

6 inches

## 4" x 6" Postcard Document Specs

Letter: Basis Weight: 60# text  
GSM: 89 - 90  
10% PCW Product  
FSC Certified

4 inches





# Sample Postcards



### Example Front Postcard Design

Example front design with ability to print unique Property Satellite Map View of each property.

### Example Back Postcard Design

Example back design with Address and postage printed on bottom right corner.

