

Dear Owner/Tenant,

Our company purchased this property at trustee sale on _____. We need to talk to you about the next steps so please call me right away.

We are different than most other companies because I truly want to try to help you. The sooner you call me, it increases my chances of being able to help.

We have two ideas:

- 1.) If you want to keep living in the home, we could arrange for you to live in the home for as long as you want, months or years, as a renter. We would just determine the market rate for rentals in your area for similar homes, and follow that pricing. We would become responsible for all home repairs, property taxes, and mortgages, and you would just pay for rent and utilities.
- 2.) Or we can arrange for a move out date we all agree on. At that time we would meet with you and collect keys to the property. We can work with you on a timeline, but our expectation is that it would include you leaving the property in good shape and as tidy as possible.

We are completely flexible and want to make sure you understand that if you give us a call, there is absolutely no obligation to stay as a renter.

I do need to make clear one thing though, if we do not hear from you and come to a signed agreement before next week, our only option will be to post a 3 day eviction notice. I don't want to do that, so if you want to consider one of the first 2 options, please call me right away. If I don't answer, please leave a message so I can call you right back.

Please call me or email me.

Thank you,