

Your Name
Your Address
Your City, State and Zip Code

Dear **<Name of Public Records Lender>**

My name is <Your Name>, I ran across your name as an Active Private Lender in the<County's Name> public records; I understand that you recently financed a private mortgage on a property located at **<Full address, county, city and state>**, which is why I am writing you.

I am looking for private money as a financing alternative to <purchase, refinance, other.> an excellent opportunity with a substantial equity cushion. I can offer to pay you a much higher return on your money than what you would traditionally get by parking it at a bank or financial institution. I want this opportunity as a <primary residence, second home, investment property, other> and I'm reaching out to see if you or some other investor(s) you might know would consider financing me as First Lien Holder(s). I offer for your protection a <minimum **25% to 60%**> **equity cushion**> and a much better and higher interest rate than those being offered you by any banking institution.

I am an open book... and would truly love to meet and do business with you or other like-minded investors. I'm a firm believer in that the more open I am, share, get to know and interact with a likely investor the more likely it is I'll be funded for a profitable real estate transaction between us. I truly look forward to connecting with you!

Please confirm receipt and advice,
Best regards,

Your Name
Your Address
Your City, State and Zip Code
Your phone
Your email address