Date  
  
  
  
Name  
Address  
City, State, Zip  
  
Dear [NAME],

I think I found the home for you! I wanted to give you the first chance at this brand new listing before it is made available to the general public.

As soon as I saw this property and all of its features, I immediately thought of you. Based on our past conversations, it struck me that this home might be precisely what you've been looking for!

Please give me a call right away at [PHONE] to schedule a showing. I really believe this could be the one, and I don't want you to miss out on this great opportunity!

Sincerely,

[NAME]

[TITLE]