



Voicemail Seller Script

"Hello and thank you for calling. As I mentioned in the note, I would like to buy your property and was curious is you were thinking of selling. Now I don't know your particular reason for selling, or even if you're interested in selling at all? But if you have thought about it, I want to make it as easy as possible to sell your property by offering you things that no other buyer will.

First, I'd like to help you save thousands of dollars when you sell your property to me by paying all of your closing costs. That means you don't have to pay any fees to the title company or commissions since there's no real estate agent involved in the middle. The only cost you will have is that you will have to pay off your mortgage and your property taxes but you can use my money at closing to do that.

Second, if you have tenants in the property, I can even close with the tenants still there. If the tenants are not paying rents, or perhaps you have family members living there that's ok too. I can close and then work with your family members to move out later.

Finally, if the property needs some repairs or fixing up, that's perfectly ok. I can handle all of them so you won't need to be inconvenienced in any way.

The transaction will be handled by a licensed and insured title company or closer so you can feel comfortable that everything will be done right.

There's just one thing, most of the properties I buy are in need of serious repair. So, depending on the condition of your property, I may not be able to pay you full price. But what I can do is pay you a fair price. If you want full retail, you'll need to fix up the property, evict your tenants and wait for a real estate agent to list the property, wait several months and then hopefully find a buyer that can qualify for a loan in today's market.

If, however, you can be a little bit flexible on your price or terms, you can have your property sold quickly and easily.

Please take a few minutes and leave a message with your name, your best phone number and the address of the property you want to sell so we can get back to you quickly. Remember to speak slowly and clearly so we can call you back with a fair offer to buy your house.

I'll look forward to speaking with you soon. Bye Bye"