



<Main Greeting Script>

Thank you for calling to find out all your options for how to make the “best deal” in selling your real estate.

If you would like to speak directly with my team and I, press 6 now and my personal assistant Pat will answer and get a little information from you so I can be prepared to discuss with you All the Options on your specific property and situation. I'll call you back, usually the same day, to discuss all your options and then YOU make the DECISION on the Best Course of Action for You!

If you prefer to hear our pre-recorded message first, press 1 now and you'll be able to find out the answers to the most commonly asked questions. You will still have the option to speak to us live during the pre-recorded message by pressing 6 at any time.

Please press 6 now for my assistant or Press 1 now for our pre-recorded message.

<Hang up after a few seconds of no action by caller>

<Press 6 Option transfers to Pat and the other Pat Live operator script attached at the end of this>

<Press 1 Option begins re-recorded script below>

OK, let's get started with describing all of your options on selling your real estate. We'll use the word “house” in this message, but these options generally apply to all types of real estate including land, commercial buildings, apartment buildings, 1 to 4 unit single family residences – and of course – single family homes.

We're “taught” that when you decide to sell your house, you have only 2 options.

You either list it with a real estate agent or try selling it on your own.

But you do have a third choice.

Sell your house and close in 7 days or less by selling to a Private Investor who profession is buying houses across the USA - In all price ranges and in ANY CONDITION!

“What?!” you say? How can anyone make me an offer and close on my house in as little as 7 days? Great question! Your real estate agent can't promise this to you. Go ask them to find a buyer that can close on your house in 7 days and watch their jaw drop or listen to their laughter. It doesn't work in “their world” this way. They get your listing, slap it up on the Multiple Listing Service with a few pictures “a week later” (oops, there went 7 days), suggest fix-ups and clean ups you should do (oops, there goes some money), schedule a bunch of other real estate agents to come by the following weekend to view the house so that “their buyers” can come and see it, and then they “sit and wait”. That's their process.

Do you prefer the idea of selling your house for a Fair Price and moving on the Day of Your Choice :

WITHOUT shelling money out of your pocket to first fix it up,



WITHOUT picking a real estate agent to list it,

WITHOUT having “the hoards” of people wander aimlessly through your house, poking through your drawers and closets – 99% who have no intention of buying your house,

WITHOUT listening to the excuses from your agent as to why you have not gotten any offers after six months,

WITHOUT lowering the price once, twice, three times and still not getting a buyer –

WITHOUT continuing to pay your mortgages, property taxes, insurance, landscaper, electricity, water, gas!

WITHOUT paying any commissions or fees,

If NOT having to do all this work, spend all this time and money sounds like a “Better Plan” to you, we make it real simple for you.

Step 1: You call us. On the call, we’ll talk about your options and negotiate a deal that both you and we are 100% happy with.

Step 2: We do an appraisal & title check to confirm the value and condition and review with you

Step 3: We then close in as little as 7 days from our 1st conversation and pay you for your equity

No “hoards” tromping through your house.

No continuing to pay to own a house you don’t want for 6+ months.

No hassling with Real Estate agents who will tell you whatever you want to hear just to list your house.

Just a simple agreement between us as Buyers and you as the Seller. No middle men to profit from the transaction. You keep more of your equity!

We can do this because WE ARE NOT real estate agents – we are part of a buying team who buy properties across the USA every day of the week, in every imaginable condition (yes, we’ve bought wind, water and fire damaged/destroyed properties “as-is”), in every price range (from a few thousand dollars to the ten’s of millions) for our own inventory. We’re the Buyer – You only deal with us and us with you!

If there is “fixing and updating” that is needed, we take care of that – Don’t worry about it!

Now, we do have to make a small profit on every transaction, but we’ll go through the numbers with you so you understand how we come up with our offers so you can see you’re getting a fair price – and you get to sell you house TODAY – not in 90, 180 or even more days from now – at some price likely much lower than our offers. That’s right, I said “offers” – plural – we usually are able to offer you several different ways that we can buy your house and you choose which one works best for you

We usually will make you at least three offers on how we can pay for your property.

For example, we will make an all cash offer for your equity.

If you still have mortgages, we can offer to take over the payments and pay you cash for your equity.

If you own your house free and clear, we often find that many don't want their equity in cash all at once, so we have plans where we pay you your equity in monthly payments over any period of time that you want so that you have a passive income stream.

Keep listening for my discussion on other options, or press 6 now to connect with my assistant Pat who will get a little information on your property for me to review and I'll call you back within 1 business day and discuss all your options and make you at least three great offers to buy your house today and close in as little as 7 days

If you want to sell your house the old fashioned way, be prepared for some additional short-comings, for example:

You might already be aware that it's easy for a buyer under contract to back out at the last minute if they change their mind or find another house they'd rather buy.

This can become a nightmare if you've already moved out or if you are relying on the sale to get you into a new home you've put under contract.

When we buy your house you avoid the problems of becoming a landlord and renting your old house to cover some of your mortgage payment while it is on the market and while you are making new payments on your new place – or worse, not being able to close on your new place because you can't sell your current house.

When we buy your house, there's no need to make double house payments or take that risk when we might be able to make you an offer right now that lets you accomplish your goals.

Some people decide to sell their house for other reasons such as a job change, family situation change or financial hardship. Maybe you've fallen behind on your payments, or are about to, and you've realized that's its time for a Fresh Start. We understand and have programs to help you accomplish this – even if you're already in foreclosure! We love to help homeowners avoid or stop a foreclosure, repair their credit, find a new place and get a Fresh Start – even when they have little or no equity!

Did you know that real estate agents can't help you sell your house if you have little or no equity? That's right. Because they make a "Commission", there must be at least 6% or so in equity for them to be able to get paid at closing – otherwise, you as the seller will have to pull out your checkbook and write them a check for their 6%!

Yes, you heard it right, it "Costs" money to you're your house! On top of the typical 6% real estate agent fee, the seller will also typically pay about 3% in various "closing costs", plus all the property taxes due since you last paid them, which is typically many thousands of dollars, plus any repairs or updating that the buyer "demands" be pre-paid by the seller in the form of a "discount", and you're still paying all the "holding costs" – the mortgage, insurance, landscaping, etcetera – while you're looking for the buyer. If you have little or no equity, how can anyone expect you to be able to do this? You can't. No one can.

This situation is the primary reason so many owners “walk-away” or “go into hiding” when faced with this really tough situation. You know that neither of these actions solves the problem. Your credit is ruined for 7 years or more. You’ll find it extremely challenging to even find a place to rent with your credit score “bouncing on empty”. Your existing credit card rates will likely sky rocket. You’ll find it difficult or impossible to get new credit cards. Life really gets tough – for a long time.

If you find yourself in a situation with little or no equity, or behind on your payments, give us a chance to talk with you on your options and offer you a better alternative than “walking away” or “giving up”. We have several plans to help owners in this situation that makes your lenders happy, gets your credit score back on track and helps you find and get into a new place – often in the same area so that if you have kids, they can keep going to the same schools.

For example, we can buy your house and then work with your lenders to discount the amount owed so we can make a profit FROM THE LENDERS – NOT FROM YOU! That’s right, “Absolutely No Money From You” to sell you house to us – no Real Estate agent commission, no closing costs, no fix-up costs – NOTHING! Pretty cool, huh?

Actually, we just want to be fair. If you’ve gotten into a situation where you can’t make any money selling your house, we don’t think its fair to charge you for solving your problem. So instead, we go to your lenders and negotiate with them to discount what you owe, then we later sell the house to another “retail” buyer and our profit is the “difference” between the “discount” we get from your lenders and the new retail buyer’s price.

What’s in it for you? Great question!

First, by us buying your property BEFORE the completion of the foreclosure process, this stops a “Completed Foreclosure” from going on your credit score, further damaging your credit score and making even tougher for you to get a “Fresh Start”.

Second, we can also help in the credit repair process by getting you with a great credit repair firm that specializes in working with our customers to improve their credit scores – quickly!

Third, we’ll help you find a new place in the same area so, if you have kids, they can stay in the same schools.

Keep listening for my discussion on other options, or press 6 now to connect with my assistant Pat who will get a little information on your property for me to review and I’ll call you back within 1 business day and discuss all your options and make you at least three great offers to buy your house today and close in as little as 7days

When we buy your house there won’t be any surprises.

We can handle all the paperwork and we’ll explain everything in clear, easy to understand terms – no legalese words!

We offer a great alternative no matter why you want to sell.

Are you looking to step-up or even downsize into a home that better meets your needs?

Are you being transferred or plan on relocating to a new area?

Are you tired of being a landlord and want to sell off a rental property?

Are you selling because of a divorce or death in the family?

Are you looking to save your credit, avoid a foreclosure or get relief from creditors?

Are you looking to raise cash to buy another house, start a business or pay off some bills?

Are you tired of living in a home that's now too hard to maintain or that you can no longer afford?

We buy houses from homeowners in just about every situation you could imagine.

We buy houses in all price ranges and in any condition.

Some investors buy stocks, bonds and commodities. We prefer to invest in real estate and we specialize in single family homes, but we also buy multi-family homes, apartment buildings and vacant land.

We're associated with a nationwide group of private investors nationwide and we collectively buy dozens of properties each month.

If you're serious about selling, you won't find a more serious buyer than us.

All this may sound too good to be true, but it's not.

If we can't offer you a fair price and come to an agreement that works for both of us, then we won't be able to work together to solve your real estate challenge – that happens sometimes, and that's OK, because our #1 goal is to only work together if we are going to both come out being winners.

It is that simple.

The truth is we won't know exactly what we'll do with your property until we get all the facts and make our plan.

Then we'll know what we can pay and how we can help.

So your next step would be to call our office.

We gather some information, do some research and then make an appointment to view the property.

You have a firm written offer within 48 hours, and quickly know if your house is sold or if you need to look at your other options.

You risk NOTHING by calling us first, and at worse, you walk away more knowledgeable on your selling options and more confident in your decision.

I've set things up so that you can reach one of my team members anytime of day or night, including weekends and holidays.

Share with us just a few details on your property and needs and we'll be able to call you back, discuss your options, and make you several offers, then let YOU DECIDE what the best course of action is for you.



Your Virtual Marketing Team!

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Simply press 6 now and let us start working with you to find the best solution for your real estate challenge.

Thank you for giving us the chance to share our thoughts with you. Please press 6 now.

END OF SPECIFICATION