

Distressed House Seller Call

Hi, my name is _____, we sent you something in the mail within the last few days, (and reached out to you a couple different ways). Now today my assistant brought me your information to follow up with.

I see here **you own the house** at (*Street Address*) in (*City*). Well we buy and sell houses all around the (*City*) area, in any kind of shape. We close fast, and we make everything quick and easy.

Again my name is _____, and my company is (*your company name*).
(Say your **Real Estate Investor Bio**, 1-3 lines)

So I'd like to **make you a serious offer** on the house there on (*Street Name*), all I need is a time I could **swing by and look at the inside**. Are you taking care of the property yourself, or do you have a manager or someone helping you?

You know, sometimes if you're not really set up to handle a property like this it can be a big hassle, and costly too.

OPTIONAL:

My info here shows the house is (vacant / rented / available), though that might not be current, what is the situation with the house right now? _____

This is what we do, so we could get everything wrapped up and get you a big check very quickly. All you do is let us see the house, okay our great offer, and then sign a little simple paperwork. (That's usually at the title company, or a notary can come to you.)

So when's the soonest you think I could get a quick look at the house?
I'd like to meet you at that time, but all I need is a way to get inside and glance around.
Could I see it tomorrow, maybe in the afternoon? _____

And can I just get your correct email, then I'll drop you an email confirming our appointment for _____. Thanks for that, and you'll have my email address there in the confirmation.

Okay great. I've got the street address of course, I look forward to (meeting you and) seeing the house then. I'll have an **offer for you** usually within a few minutes of seeing the house, at most within a few hours.

Great, it's been a pleasure speaking with you, and I look forward to talking again soon.
Bye for now.