

Christopher Seders PAT LIVE Lead Sheet

Calling People Back

You say: Thank you for calling Christopher Seders office
how can I help you?

They will say: I received a letter from Christopher about buying my house

You say: Ok great,

Looking to Sell a House.	Looking to Buy a House	Other
Say: Awesome, Let me get a little bit of information from you and He will get back to you as soon as possible. (follow lead sheet below)	Say: Are associates are currently unavailable may I get your Name and Phone Number and an email address, and Big Sky Property Solutions LLC will call you back as soon as possible.	Say: Are associates are currently unavailable may I get your Name and Phone Number and an email address, and Big Sky Property Solutions LLC will call you back as soon as possible.

Lead Sheet questions to Ask

What is your name?

Is the phone number you called with the best way to reach you?

Property

What is the Address?

City:

Zip:

Is it a single family house?

How many bed rooms, bathrooms does the house have and what is the sq ft:

Are you working with a realtor?

If so, name and number?

Is there any Particular reason you are looking to sell?

What Repairs are Needed?

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Who currently Lives in the property?

How Quickly Do you need to sell?

What do you owe on the property?

(if they say **no**, say for me to make you an educated offer I need to know this, if you owe more than I can pay for the property I cannot make you can offer and buy your property.)

Are your payments current or Behind?

Final Questions

What are you looking to get for the property?

If I can offer you all cash and pay all your closing costs, what is the least you will accept?

You: Thank you, Christopher Seder will get back with you as soon as possible.

Common Questions:

How does the Process/ your business work?

A: We buy houses that we either fix up and re-sell or buy houses for rental property.

How did you get my information?

A: Public Records, We drive around and looking for vacant houses and potential fixer uppers.

Why Do you need all of this Information?

In order for us to make an informed decision we need to know all of this.

How does this process work?

A: The process is very simple. All we do is ask you a few simple questions. Then Christopher Seder will contact you within a few business days to discuss your home and your situation.

If the situation is a win-win for both you then we will make an offer on your home. You will then determine if you wish to accept or reject their offer.

Q: How much do you charge?

A: There is no fee to the home seller for our service.

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Are you licensed realtors?

Yes Christopher is licensed realtor in the state of Montana.

Q: Does it matter if I have a realtor?

A: Our suggestion would be that we go ahead and ask you some questions.. After that time.

Christopher Seder cannot contact you directly if your home is already listed with another realtor. Once we get all of your information, usually we will have to make offers and do everything through your realtor. We do not want to go around your realtor at all. Because Christopher is a licensed realtor he makes sure the realtor involved gets his commission.

Q: Do you only buy houses? Or will you buy condos, manufactured homes, etc?

A: We will consider buying just about anything.

Q: What if I have my property rented?

A: Don't worry if your home is rented. We can buy your house and take care of the renters later. If you have family living there we can always make special arrangements for them.

Q: What if I am behind on payments?

A: If you are behind on payments that is ok. We can still buy your house even if you are 12 months late on your payments.

Q: Do I have to make repairs on my property?

A: No, we will purchase the home in its as/is condition. You do not have to do anything.