



# Seller Scripts & Quick Guide

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Free Resource – Home Buying Guys (2025)

## Introduction

This quick guide is designed to give you the essentials: scripts for starting seller conversations and a simple overview of the wholesaling process. For in-depth training, templates, and advanced strategies, check out our Wholesaling & Flipping 101 Course.

## Quick Seller Call Script

Hi [Seller Name], this is [Your Name] with Home Buying Guys. I'm reaching out about your property at [Address]. We buy homes as-is for cash, and I'd love to learn more about your situation. Do you have a few minutes to chat?

## The Four Pillars – Qualifying Questions

Condition: "Can you tell me about the current condition of the property?"

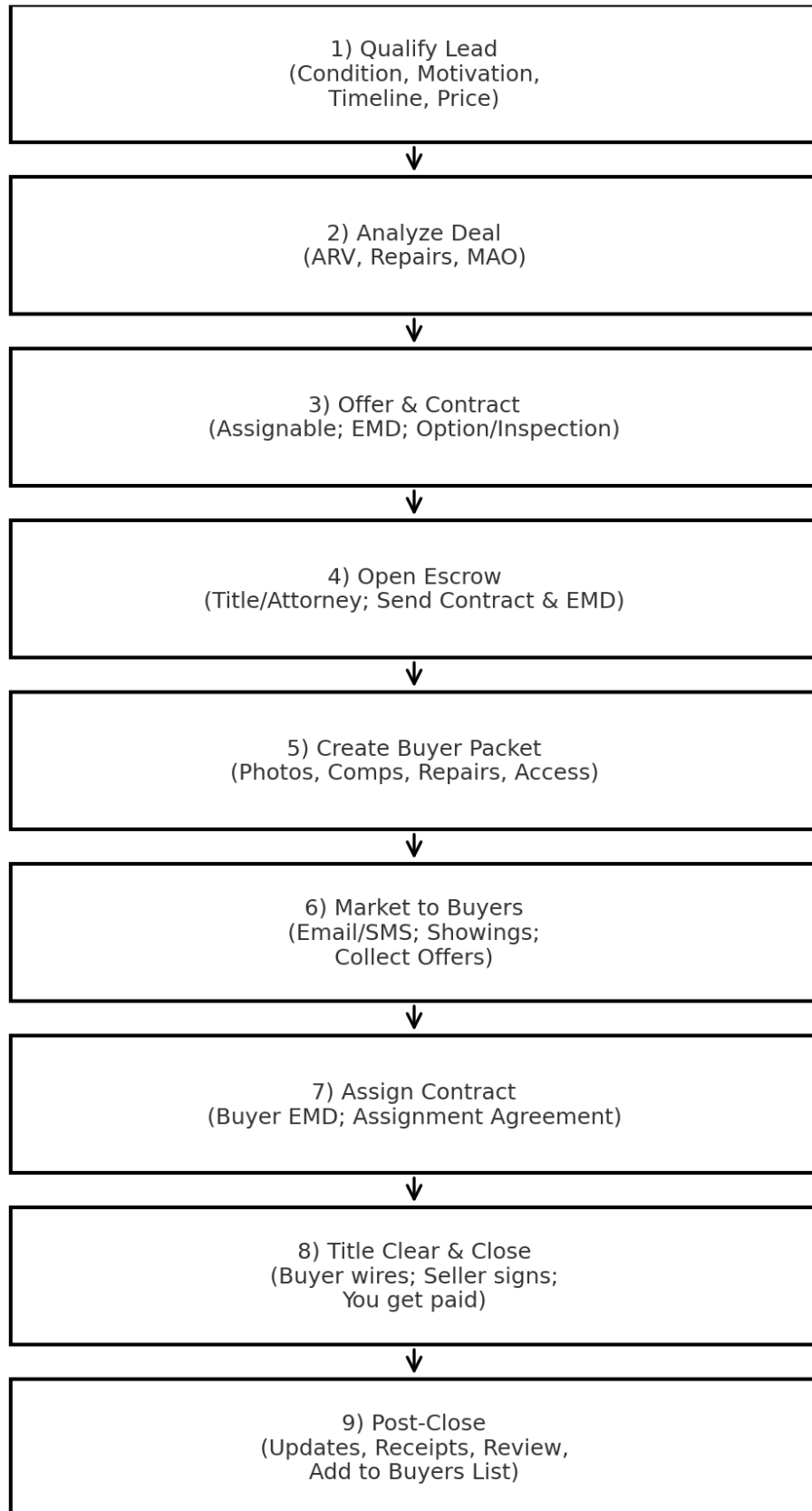
Motivation: "What's prompting you to consider selling right now?"

Timeline: "If we agree on a price, how soon would you like to close?"

Price: "Do you have a number in mind that you'd be comfortable with?"


## Wholesaling 101: High-Level Overview

Here's a simple step-by-step diagram of the wholesaling process. This is the big picture — for detailed training and templates, see our paid course.



- 1) Qualify the Lead – Check condition, motivation, timeline, and asking price.
- 2) Analyze the Deal – Estimate ARV, repairs, and calculate offer range.
- 3) Offer & Contract – Present cash offer and secure assignment-friendly contract.
- 4) Open Escrow – Send contract & earnest money to title/attorney.
- 5) Market to Buyers – Share the opportunity with your investor network.
- 6) Assign the Contract – Agree terms with end buyer and collect assignment fee.
- 7) Close – Title clears, seller signs, buyer funds, you get paid.

## Next Steps

 Want to master every step of this process?

Our \*Wholesaling & Flipping 101 Course\* gives you the complete blueprint: detailed scripts, real case studies, templates, contracts, and dispo strategies. This free guide shows you the overview — the course shows you how to execute with confidence.

Reach out to us via email at [adam@homebuyingguys.com](mailto:adam@homebuyingguys.com) or visit the HBG Deals Investor Tools site: [click here](#) to learn more.