**Newsletter to sellers**

1. **What you should know about selling your house [Free Download]**

Hi \*|FNAME|\*,

Thanks for inquiring with us about selling your house. We wanted to send you a free report to help in your decision so you can fully understand your options.

Please Click The Link Below
[Download Now](https://theonestopllcgmailcombuyer.oncarrot.com/assets/sites/6053/2015/08/1-Selling-to-an-investor.pdf)

Whether you decide to sell to us or not, you will find this report extremely helpful in deciding which option is best when it comes to selling to an investor buyer.
[Download Now](https://theonestopllcgmailcombuyer.oncarrot.com/assets/sites/6053/2015/08/1-Selling-to-an-investor.pdf)

Sincerely,
Bryan
<www.SellMeYourCrib.com>
Office: 901-425-0800

P.S.
That free report should assist you root through all of the rubbish out there. I know this must be an overwhelming time for you. Selling a house isn't the easiest thing in the world to do, especially when you're in a hurry. If your house fits our criteria, we'll make it as fast and as easy as possible for you to get the cash you need and move on.

If you'd like to get a cash offer from us right now, please click the link below and you will be directed to a page with a simple form for you to fill out and we will get back to your shortly. [Get Your Cash Offer Now!](http://theonestopllcgmailcomseller.oncarrot.com/get-a-cash-offer-today/)

**2. More Juicy Info on Selling Your House**

Hi \*|FNAME|\*,

Have you had a chance to read through the free report we sent you? I'm confident it will answer a lot of the questions you might have about the process. If not:

Please Click The Link Below
[Download Now](https://theonestopllcgmailcombuyer.oncarrot.com/assets/sites/6053/2015/08/1-Selling-to-an-investor.pdf)

Depending on the amount of your mortgage, there are more creative ways you can get rid of your property as well, such as selling your property "subject to" the original mortgage, in which we just take over your mortgage payments. Also, if you own the property free and clear, you can sell your house using owner financing, where you get monthly payments and interest just like a bank! This is better from a tax perspective since you won't be paying taxes on a lump sum, but rather paying it over time AND earning interest.

If you are still confused and would like a free consultation about what your best bet would be to sell the house quickly, give us a call at 901-425-0800 and I'm sure we will be able to help!

Sincerely,
Bryan
[www.SellMeYourCrib.com](file:///C%3A%5CUsers%5Cpc%5CDesktop%5Chomesfor10k%5Cwww.SellMeYourCrib.com)
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**3. How's it Going?**

How have you been?

I thought I'd check in and see if you were still thinking about selling your house?  If so, we just freed up some cash on Friday and are looking to purchase another house this week.  If you are at all interested, please give us a call at 901-425-0800. Mimi will be able to help and schedule an appointment for us to go see the house.

We can move quickly if needed and buy your property in "as is" condition.

Please let me know.

Best,
Bryan
[www.SellMeYourCrib.com](file:///C%3A%5CUsers%5Cpc%5CDesktop%5Chomesfor10k%5Cwww.SellMeYourCrib.com)
Office: 901-425-0800

**4. We are able to buy 1 more house this week!**

Hey \*|FNAME|\*, it's me again. I thought I'd check again in and see if you were still thinking about selling your house? If so, we just freed up some cash last week and are looking to purchase one more house this week. If you are at all interested, please give us a call at 901-425-0800 so we can schedule an appointment to see the house.
We can move quickly if needed and buy your property in "as is" condition. No realtor fees or any other costs for you.

Please let me know.

Best,

Bryan
[www.SellMeYourCrib.com](file:///C%3A%5CUsers%5Cpc%5CDesktop%5Chomesfor10k%5Cwww.SellMeYourCrib.com)
Office: 901-425-0800

**5. Need to ask you something**

Hi \*|FNAME|\*, how are things? So I've been offering to buy your house for three straight months now, and you still haven't sold it to us!

Would you do me a favor and just hit "reply" to this email letting me know what I could have done better? I've offered to pay cash, cover all the closing costs, close quickly, and take the property as-Is.  What more can we do to help?

I think there may be some things you aren't taking into consideration when determining whether our offer is "fair" or not. Realize... - you're not paying a 6% realtor commission, ($6,000 per $100k) - you're not paying closing costs, (2-4% of sales price) - you're not paying to fix the house up to retail standards, (typically $5,000-$40,000 depending on condition) - and houses are only worth what the banks -- not homeowners -- are selling them for right now.

There is a good chance that you are looking at the wrong houses when trying to figure out what yours should go for.Otherwise, it would have been sold by now.We are paying cash with no contingencies for financing, so we naturally have to pay below retail in order to make a profit. I could go on, but I'd rather do it over the phone.

Call me to discuss this and let's see if we can't come up with a win-win deal for both of us. I'm sure we can if we put our heads together. My direct number is 901-471-3232. Call me now if you can.
 Bryan
[www.sellmeyourcrib.com](http://www.sellmeyourcrib.com)

**6. Hey did you sell the house yet?**

Hi \*|FNAME|\*, I'm just checking back with you about your property.

Is it still for sale?

What would it take for us to cut a deal?

Again, we will pay cash, cover your closing costs, and close quickly.

Let me know!

You can call me at 901-425-0800 or click the link below to learn more about getting a cash offer today.

[Get Your Cash Offer Today](http://theonestopllcgmailcomseller.oncarrot.com/get-a-cash-offer-today/)

Best,

Bryan
[www.SellMeYourCrib.com](file:///C%3A%5CUsers%5Cpc%5CDesktop%5Chomesfor10k%5Cwww.SellMeYourCrib.com)
Office: 901-425-0800

**7**. **Top 4 Reasons houses don't sell**

A couple months ago you were thinking about selling your house.

We are still interested in making a deal with you. Whether you sell it to us or not, I thought I'd try and be of service to you by showing you what I have found, over many years, to be the top 4 reasons houses don't sell and what you can do about it.

**The House Is Located In A "Rental" Neighborhood**
Ask around. If the majority of residents located in the vicinity of your property are tenants, the house will be hard to sell for anything close to what you may have in mind as a "retail" price. There really is no such thing as retail in those areas. Houses go for huge discounts or they don't go at all.

**The House Has A Weird Layout**
People don't like “weirdness” when it comes to where they live. They want functionality. And if they have the choice of "fixing" yours or taking one already functional, they're going to go with the latter. Be honest about the floor plan in your property. If it doesn't flow well and it shows, then the only solution to this is to spend a lot of money to change the floor plan or reduce your price significantly so a landlord will be interested.

**The Marketing Sucks**
Most people don't know how to market (sell) things, especially realtors and probably you (no offense). It takes a real pro to be able to sell the world's absolute worst commodity to a market full of broke people. Trust me when I tell you, there is definitely an art to it (that we have mastered), but it's nothing that can be taught in one short email. There is not much you can do about this as quickly as you need your house sold. You can study marketing, but by the time you learn, it will be too late. My guess is you have pressing issues at this time.

**The House Is Overpriced**
This is the #1 reason houses don't sell, outside of ineffective marketing. If the house isn't selling, then it is flat out priced too high for the market. Reduce it, and it will sell. (Feel free to experiment with this concept by trying it out on us. : ) The unfortunate thing is that most sellers get psychologically attached to their house or simply refuse to take a loss no matter what the ramifications, kind of like the guy who rides his stock all the way down for fear of being deemed a "loser".

I hope this was helpful. We are still interested in  purchasing this house, but we will need to revisit the  price and terms at this point.

Call or email us when you're ready.

Bryan
[www.SellMeYourCrib.com](file:///C%3A%5CUsers%5Cpc%5CDesktop%5Chomesfor10k%5Cwww.SellMeYourCrib.com)
Office: 901-425-0800

[How to Sell Your House Fast for Top Dollar](http://theonestopllcgmailcomseller.oncarrot.com/get-a-cash-offer-today/)

p.s. I've noticed that it's a pretty natural tendency to procrastinate in situations like this, but the longer you wait, the more it will cost you. Call me. I can help.

**8. Are you still looking to sell?**

Hi \*|FNAME|\*, it's me again.  I thought I'd check in and see if you were still thinking about selling your house?  I hope so, because we just freed up some more cash on Friday and are looking to purchase 2 houses this week.  If you are at all interested please give me a call at:

901-425-0800
We can move quickly if needed and buy your property in "as is" condition.

Please let me know.

Best,

Bryan
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