



RealEstateInvestor.com

Distressed Seller Email Follow Up Sequence

Downloadable Resources

Day 1: Distressed Seller Email #1

SUBJECT LINE: Property to sell?

[NAME],

"We were contacted by an investor immediately who paid cash for our home which we used to buy a bigger place with a garage. It was a great experience!"

Hopefully I have the right email address...do you have a property you might be interested in selling?

If you need to sell a property, for whatever reason, we can probably buy your house, exactly as it is, on your terms.

If we haven't had a chance to connect yet, we will keep trying. If you don't want to wait, feel free to get a hold of us now.

phone # (248) 820-5060

Email: info@usaportfoliore.com

After we chat, you can let us know if we need to take a next step or not. If you want to, awesome. If not, no sweat.

[SIGNATURE]

P.S. If you're not the right person to speak with, who should I talk to?

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 2: Distressed Seller Email #2

SUBJECT LINE: You are not alone.

[NAME],

"Thanks for buying my property on Thornwood. The sale was easy and quick, you guys were great to work with!"

I'm glad you decided to reach out because we help a lot of people who have properties to sell and we happen to be pretty darn good at it.

More often than you think, good people who do everything right, end up in a tough situation. It's not their fault. We can help.

Want to chat about your property? Here's how:
phone # (248) 820-5060
Email: info@usaportfoliore.com

If you love what we have to say, you're in control and decide what to do next. If you don't love our offer (most people do), that's ok...I promise it won't hurt our feelings. We look for win/wins only.

[SIGNATURE]

P.S. Did you have any specific questions I could quickly answer for you?

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 3: Distressed Seller Email #3

SUBJECT LINE: You don't need us if...

[NAME],

"I found him [the investor] to be an honest straightforward person and that's what I was looking for. We got the transaction done quickly with all of his efforts. I appreciate what he did for me and I hope he can do the same for you!"

Are you trying to figure out what to do with a property?

If you don't care how quickly or slowly you sell you might not need us. If you don't mind fixing and updating, or if your house is in perfect updated condition, you might not need to talk to us.

If you don't mind listing with a Realtor and paying fees, commissions and other costs, doing open houses, or playing the waiting game for an offer, then we might not be a good fit.

If the property isn't holding you back from anything, you might not need us. However, if you just want to trade your house for cash quickly, then you might want to consider us.

Do you think we should talk? If so, get a hold of us whichever way you're most comfortable.

phone # (248) 820-5060

Email: info@usaportfoliore.com

If you want to sell, that's wonderful! If not, that's ok, too. We are not perfect for everyone.

[SIGNATURE]

P.S. P.S. If you need to move quickly, we can close fast...but don't have to.

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 5: Distressed Seller Email #4

SUBJECT LINE: Question about selling your property

[NAME],

"Can you say AMAZING? Well, that's how I describe my entire experience. From the very first phone conversation to closing, and beyond, [the investor] was not only professional, skillful and honest, but so caring. He helped me with probate and other expenses, and did all the hard work. It wasn't easy saying goodbye to my childhood home, but the way [the investor] handled every aspect of the deal, helped ease any worries I might have otherwise had. I am 100 sure I could not have done better. Thanks, from the bottom of my heart!"

So, why do you think so many of our customers give us great reviews and refer friends and family to us?

That's a trick question...there is no one answer. For some it's the ease, others it's the cash offer, for some it's because we take care of paperwork, legal issues and repairs...the list goes on.

But...if you chose to sell your property to us for cash, why would you? Really - why would you...think about it for a second.

If you feel like finding out diving deeper into this, we'd love the chance to talk to you. Contact us at your convenience.
phone # (248) 820-5060
Email: info@usaportfoliore.com

If you love what we all come up with, you can make a move on it. If you're not ready for that, that's ok. No rush.

[SIGNATURE]

P.S. We'd love to work with you if you would love to work with us. Is it worth a quick conversation?

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 7: Distressed Seller Email #5

SUBJECT LINE: Do not open this email

[NAME],

"I lived in the house for 32 years, and spent the last three years trying to fix it up and sell. Finally, I had to sell it quickly and was tired of putting money into rehabbing the house, plus traveling more than 65 miles to work each day. A friend of mine encouraged me to call. They saw the care and the work that I put into the house, and they made me a great offer!" – Brenda

Well, you did it. You opened it. You probably did because no one likes to be told what to do. No one likes to feel forced. No one likes to feel like they don't have control.

So, that's what we do...we give people control. If you're feeling anxiety, pressure, fear, or just out of control when it comes to your property, then we want to help.

We will buy any property in any condition, regardless of liens, foreclosures, repairs...and we let you be in control of the process.

Is today the day you take control?
phone # (248) 820-5060
Email: info@usaportfoliore.com

If it's a win/win, we will do something. If you don't feel it's the very best option you have...well, at least we gave it a shot.

[SIGNATURE]

P.S. Thanks for opening this email.

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 10: Distressed Seller Email #6

SUBJECT LINE: Did you get what you were looking for?

[NAME],

"Thank you for helping me through the short sale of my home. I trusted in them and paid it off!" - Lisa

Most people who contact us want to know what we do, how we do it, and how much we will pay for their property because they aren't exactly sure how this all works.

In case you aren't exactly sure of those answers...here they are. We buy properties in any condition, in any situation, from anybody, at competitive market prices.

But, I'm guessing that now isn't time to take action and deal with that property...or is it?

phone # (248) 820-5060

Email: info@usaportfolioire.com

We would be happy to put together a deal for you to review. But, if you've decided to hold on to that place, then that's ok too.

[SIGNATURE]

P.S. I'm curious, what made you even consider selling to begin with?

P.P.S. If you want, you can find more information about us at www.usaportfolioire.com.

Day 14: Distressed Seller Email #7

SUBJECT LINE: What's your house worth?

[NAME],

"They buy properties "as is". If you haven't kept up with home repairs or if your kitchen needs an upgrade, this is an attractive option."

Do you ever wonder how much cash you could get from your house?

That would be cool to know, wouldn't it? Could you get other stuff, too. What if you got even more...what if you also were able to get help with some of those pesky things that make it difficult to sell a property or to move?

Join the 1000s of people just like you who have already called to find out what their options are.

phone # (248) 820-5060

Email: info@usaportfoliore.com

And, if you decide to sell, we make it easy. If it's just not time, that's ok too. We don't buy every house we make an offer on.

[SIGNATURE]

P.S. If you did decide to consider an offer from us...to make a change, why would you?

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 18: Distressed Seller Email #8

SUBJECT LINE: Who sells properties to us?

[NAME],

"I found out that a regular buyer typically needs to wait for financing. The delay can slow down closing, and you have to wait longer to finish the deal. Investors often buy in cash and are ready to close immediately, which is a huge perk if you're looking to sell quickly!"

You might be wondering if selling for cash is right for you.

The answer is...I have no idea. But, I can tell you why others have. They sell to us because they don't want to pay for repairs, fees, and commissions.

They sell to us because they don't want to wait for months while inviting strangers over for open house after open house.

Sometimes, they JUST DON'T WANT TO DEAL WITH IT ANYMORE.

Want to chat? Here's how:
phone # (248) 820-5060
Email: info@usaportfoliore.com

If you love what we come up with, you can pull the trigger. If it doesn't feel perfect, at least we gave it our best shot.

[SIGNATURE]

P.S. Do you think it's worth 10 minutes of your time to put the property behind you so you can concentrate on what's in front of you?

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 21: Distressed Seller Email #9

SUBJECT LINE: Pros & cons of selling your property to us

[NAME],

"My house went to foreclosure, the investor bought it and we made contact with each other. Immediately I felt really comfortable, we hit it right off. He explained the process to me, I had no expectations and he assured me that this was going to be smooth and painless and actually it has been my pleasure to do business with him. Great company, he got a good deal I got a good deal, we're all walking away from this very happy."

What are the pros and cons of selling for cash? Are you curious?

PROS: No repairs - no commissions or fees to pay - no more headaches - no open houses - no wait - no fuss. CONS: When you have a pocket full of cash long lost friends and family members start calling.

I invite you to call or email to continue the conversation.
phone # (248) 820-5060
Email: info@usaportfoliore.com

You make the call whether to sell or not because you're in control. And if you decide there's no need to do anything more, that's ok. We don't by every house we make an offer on and that's ok.

[SIGNATURE]

P.S. Do you know of anyone who needs to sell a house we should chat with?
P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 28: Distressed Seller Email #10

SUBJECT LINE: Why not just keep your property?

[NAME],

"I am nearly debt free and because of them, I am able to consider that "fresh start" they promised me a few months ago in the mail." - Karen

So, I was thinking...why not just hold on to your property?

Maybe you can sit on it another year or two. Maybe it's not such a big deal.

If sticking with it for another year or two doesn't excite you...Contact us at your convenience.

phone # (248) 820-5060

Email: info@usaportfoliore.com

And, if you decide to sell, we make it easy. If it's just not time, that's ok too. We don't buy every house we make an offer on.

[SIGNATURE]

P.S. Hope all is well with you and yours. Let us know if we can help in any way or point you in the right direction...regardless of whether we buy your property or not.

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 35: Distressed Seller Email #11

SUBJECT LINE: Uh-Oh, your house

[NAME],

"Typically, investors offer to purchase a property "as is," many times sight unseen. As a seller, that allows you to avoid any costly repairs that would normally be considered your financial responsibility."

Does your home need a little love? Does it need some updating, a facelift, big repairs, little repairs, taxes paid, or are you just tired of being a landlord?

Those things might make you say "uh-oh", but those are actually the properties we LOVE TO BUY. You see, we give fair market cash offers for properties and then we put in the work, time, money, and elbow-grease so we can rent it or sell it. It's a win/win/win.

You win, we win, and whoever buys or rents the property wins. You can't beat that, can you?

Get help now. Talk to an expert.
phone # (248) 820-5060
Email: info@usaportfoliore.com

If it's a win/win, we will do it. If you don't feel it's the very best option you have...well, at least we gave it a shot.

[SIGNATURE]

P.S. If you're not the right person to speak with, who should I talk to?

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 42: Distressed Seller Email #12

SUBJECT LINE: Property owners that make me proud (unlike my uncle, Steve)

[NAME],

"The professionalism throughout the entire experience, from contact to closing was far beyond my expectations. The process was clearly outlined and we were able to close within 2 weeks. A painless experience that I greatly appreciated and would highly recommend." -Bruce

One thing we love most about buying houses is meeting the property owners. We love it because we've met some pretty amazing individuals and families.

It makes us proud to know and help these homeowners and landlords however we can. Sometimes they are in a tough spot, and I'm happy we can help.

Sometimes they have exciting opportunities in front of them and it feels good to help them capture those opportunities.

Sometimes, they're just ready to sell!

You know who else we would like to get to know even better? You. I urge you to call today.

phone # (248) 820-5060

Email: info@usaportfoliore.com

If you love what you hear, we can continue the conversation. If you're not in love, no sweat. We appreciate each and every opportunity.

[SIGNATURE]

P.S. What do you think houses around yours are going for?

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 56: Distressed Seller Email #13

SUBJECT LINE: What can you afford?

[NAME],

"Thanks for helping me sell my home! I was about to give up after two realtors couldn't sell it for 6 months but you guys got it done for me and fast!" -R.

We often get asked "what will you give me for my home". And then we calculate an offer looking at the condition of the home and what other homes are selling for in the area. But, is there an even more important question than that?

We pride ourselves in our fair offers and always put our best foot forward. But I think it's also important for the homeowner to ask themselves what they can afford.

Can you afford to stay financially, mentally, emotionally, and physically in the property? If so, stay as long as you can.

You have to ask yourself, what is hanging on to your property REALLY costing you. I don't know the answer to that, but it might be a question worth thinking about.

In a hurry to sell? Call or email us and we'll let you know what we can do.
phone # (248) 820-5060
Email: info@usaportfoliore.com

After we chat, you can let us know if we need to take a next step or not. If you want to, awesome. If not, no sweat.

[SIGNATURE]

P.S. If you ever did sell, why would you?

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 70: Distressed Seller Email #14

SUBJECT LINE: Don't sell your property until you read this

[NAME],

"Hi I'm Kenny and a few months ago I was in a hard spot, I was in the hospital and had lost my job. They (the Investors) helped me out with immediate cash as well as taking over my payments and not ruining my credit and we have now sold the home and things are very well. I was very pleased with their service & would recommend them to anyone."

You might not want to sell your house yet because there are probably a dozen ways to structure a sale that you may not be aware of.

Different structures can give you more money up front, on the back end, over time...the list goes on and on. However you sell, you probably want to make sure you get the very most out of it in every way possible.

To find out what all your options are, give us a call.
phone # (248) 820-5060
Email: info@usaportfoliore.com

You make the call because you're in control. And if you decide there's no need to do anything more, that's ok. We don't buy every house we make an offer on and that's ok.

[SIGNATURE]

P.S. If you'd like a quick offer. Just let me know.

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 84: Distressed Seller Email #15

SUBJECT LINE: Picture this..

[NAME],

"Fast Closings – There are investors who can close within 7 days. How is that possible? Because the sale of the property is not reliant on approved financing, appraised values, home inspections, or the like; bypassing all of these steps expedites the process considerably."

Picture this...because it might help clarify things for you.

Picture your life 3 months from now. If nothing changes in your life, what would waking up feel like? Where would you be? What would you be thinking? Now, picture this...what if you sold your property.

What would you wake up thinking and feeling? Would anything be different? What would be going through your mind? How would that feel?

If it felt better to think about life without selling your property, do everything you can to keep it. If you want that feeling you imagined of having sold that property, call us now!

phone # (248) 820-5060

Email: info@usaportfoliore.com

And, if you decide to sell, we make it easy. If it's just not time, that's ok too. We don't buy every house we make an offer on.

[SIGNATURE]

P.S. Would it be easier if I called you?

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 98: Distressed Seller Email #16

SUBJECT LINE: Do this if you want to sell your property

[NAME],

"Our family really needed to sell a house quickly and the best offer we could get was \$4,000. They [the investors] were able to get us \$16,000 really fast, closed quickly, and everything went so smooth. We couldn't be happier with the work they did for us."

Here are some quick tips to sell your house quickly...

Repair all major and minor blemishes. Slap some fresh paint on the interior and exterior. Remove all personal belongings from the property so buyers can imagine their stuff in the home.

Have an open house every weekend or two. OR, JUST ALLOW US TO PAY YOU CASH as is.

Does that sound good? If so, act quickly! We are buying in your area now.
phone # (248) 820-5060
Email: info@usaportfoliore.com

If it's a win/win, we will do it. If you don't feel it's the very best option you have...well, at least we gave it a shot.

[SIGNATURE]

P.S. Is there a better time to talk about your property?

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 119: Distressed Seller Email #17

SUBJECT LINE: What if you don't sell your property?

[NAME],

"Cash Offers – Quite often investors are willing to pay cash for a home and with the recent tightening of financial restrictions, coupled with the growing number of complaints about low appraisals, having a cash buyer has become even more appealing."

It's probably no big deal if you don't sell. I could be wrong, but if you keep it another year I bet it's really not a big deal. I mean, you've had it this long, right? What's another year or two?

When it comes to selling a property, a lot of people don't mind taking their time selling it. But, not everyone has that luxury.

If you'd rather move quickly, then call us to discuss now. No strings attached!
phone # (248) 820-5060
Email: info@usaportfoliore.com

After we chat, you can let us know if we need to take a next step or not. If you want to, awesome. If not, no sweat.

[SIGNATURE]

P.S. When were you hoping to sell by?

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 140: Distressed Seller Email #18

SUBJECT LINE: What I learned after I gave up on selling my property

[NAME],

"I saw a sign and decided to give them a call to see if they could help me with selling my brother's house, who had recently passed away. The company was very helpful in a hard time of my life, and working with them was a great experience."

I thought I was going to stay in my first home forever. But, after having my first two kids, I realized that wasn't possible.

Because of a few problems with the house, we couldn't sell it, but couldn't afford to fix it either. I'm embarrassed to say it, but I gave up. Later, thanks to a friend in real estate, I learned that there were people who were happy to buy houses as is for cash.

Unfortunately for me, that was after I had already put over \$20,000 into it to fix it...every cent I saved over a couple of years. Looking back, I wish I wouldn't have given up. But, we live and learn.

Don't give up. Believe me, it's not worth it. If you would like to see what we could offer on your home I'd be happy to help.

No commitment...call now!
phone # (248) 820-5060
Email: info@usaportfolioire.com

You make the call because you're in control. And if you decide there's no need to do anything more, that's ok. We don't buy every house we make an offer on and that's ok.

[SIGNATURE]

P.S. Even if you're not ready now, at least with an offer you'd know exactly how much we'd be willing to pay if you ever did decide to sell.

P.P.S. If you want, you can find more information about us at www.usaportfolioire.com.

Day 170: Distressed Seller Email #19

SUBJECT LINE: The real reason we buy houses

[NAME],

"I wanted to thank you for all you did for us with the sale of our home in a very stressful time. We appreciate your kindness to us." - Cheryl

Why do we buy houses? There are very few things you can do for a living that improves the lives of homeowners, properties, neighborhoods, and really just everyone involved. Buying houses is one of those things.

If you have a property that's been keeping you from something...if it's been draining you emotionally or financially...maybe it's time you let it go. If we can help, simply let us know.

For a no obligation cash offer, I invite you to reach out to us. Call before its too late.

phone # (248) 820-5060

Email: info@usaportfolioire.com

If you love what you hear, we can continue the conversation. If you're not in love, no sweat. We appreciate each and every opportunity.

[SIGNATURE]

P.S. Please feel free to let us know exactly what you'd like for your property and we'll see if we can do it.

P.P.S. If you want, you can find more information about us at www.usaportfolioire.com.

Day 200: Distressed Seller Email #20

SUBJECT LINE: The one problem with "holding on"

[NAME],

"Flexible Payment Options – Investors may offer various payment methods such as certified funds, cash, pre-scheduled cash payments, or perhaps they may even take over the existing mortgage completely. With multiple options available, sellers may find a solution that suits their needs."

Sometimes holding on is a sign of strength. Sometimes holding on takes courage and discipline.

But...sometimes holding on to one thing prevents you from grabbing something else. Is holding on to your property preventing you from grasping something new and exciting? If so, let us help you let go of your property. We can make it easy by buying as is for cash on your terms.

We're waiting for your call or message.
phone # (248) 820-5060
Email: info@usaportfoliore.com

And, if you decide to sell, we make it easy. If it's just not time, that's ok too. We don't buy every house we make an offer on.

[SIGNATURE]

P.S. Let's chat when you have time, but only if you want.

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 230: Distressed Seller Email #21

SUBJECT LINE: Where is the love?

[NAME],

"I received a postcard from them and then gave them a call. They came out the first day I called to see what we could workout. They were impressively fast and closed within 30 days. Although the house was in a great location, it needed some work. I am thankful for their help, how they came to me and were so helpful. The process was very quick."

I don't think we've heard from you in a while. I could be wrong. I'm guessing you got rid of your property and didn't have the heart to tell us. If that's the case, that's 100% ok.

As long as you accomplished what you were hoping to with your property then that's a good thing...no love lost here. :) Should we go ahead and close your file?

If you're still looking to sell, simply give us a ring. Find out the cash value of your property...no charge.
phone # (248) 820-5060
Email: info@usaportfoliore.com

After we chat, you can let us know if we need to take a next step or not. If you want to, awesome. If not, no sweat.

[SIGNATURE]

P.S. Would you prefer to move quickly or take your time?

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 260: Distressed Seller Email #22

SUBJECT LINE: It's not your fault

[NAME],

"My husband and I heard about this group through the internet and gave them a call. We were looking to sell our house for a fair price, and they gave the best offer over all the other investors. Overall, it was a quick and painless experience." - Jodi

You know, we've all been in a tight spot before. In my line of work I've seen many people forced into tight spots because of their homes. 19 times out of 20 it's not their fault.

Sometimes good people who do everything right end up in a sticky situation. Houses fall apart, values drop, lives change, circumstances change...and we all do the very best we can.

If you're in a tight spot, maybe we can help. But, only if you want us to.

Call now if you want to talk for a few minutes and get a cash offer for your property.

We take care of everything. The ONLY no fuss way to sell your property for cash.

phone # (248) 820-5060

Email: info@usaportfoliore.com

You make the call because you're in control. And if you decide there's no need to do anything more, that's ok. We don't buy every house we make an offer on and that's ok.

[SIGNATURE]

P.S. What would our offer need to be for it to make sense to sell?

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 290: Distressed Seller Email #23

SUBJECT LINE: Tomorrow.

[NAME],

"They made me comfortable (they were low key, no pressure) and were very thorough. They did a good job, overall, and I have only good things to say about them."

"Tomorrow" will be a day much like today. But, it doesn't have to be.

You can make tomorrow even better. If you have a property that's causing you worry, frustration, anxiety or stress, take the first step tomorrow. Get a cash offer. Maybe it will be just what you need. Maybe not. But, at least you'll take the first step towards a better tomorrow. Up to you.

Want an offer? Schedule an appointment now.

phone # (248) 820-5060

Email: info@usaportfoliore.com

Either way, we sincerely appreciate the opportunity to give it a shot.

[SIGNATURE]

P.S. Do you think your property is worth more or less than those around it?

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 320: Distressed Seller Email #24

SUBJECT LINE: One of three things

[NAME],

"Working with an investor was a pleasant experience. They stayed on top of things and kept in touch the entire time. They are very good to work with!"

If you have a property you'd like to get rid of, then one of three things can happen.

- #1.) You do nothing and nothing changes.
- #2.) You do something, but don't get the outcome you were hoping for.
- #3.) You do something and get exactly what you want.

If you'd like to see if we can help you end up with a #3 type of scenario, it would be our pleasure.

If you prefer #1 or #2, that's ok, too. It's 100% up to you.

Give us a ring if you want to chat. It's so easy a child could do it!
phone # (248) 820-5060
Email: info@usaportfolioire.com

If you love what you hear, we can continue the conversation. If you're not in love, no sweat. We appreciate each and every opportunity.

[SIGNATURE]

P.S. How much would you like for your property?

P.P.S. If you want, you can find more information about us at www.usaportfolioire.com.

Day 365: Distressed Seller Email #25

SUBJECT LINE: Did we break up and you just not tell me about it?

[NAME],

"I found them through googling Sell House Fast and the response was very fast. They came out and looked at the property. I told them what I wanted and felt like their offer was very good. They were very professional, had all the contracts and made me feel very comfortable; I felt like I was in good hands. They stayed with us through the entire process and made us feel secure. And, I absolutely LOVE what has been done with the place! What an incredible company!" - Sharon

I'm only kidding! But, now that I got your attention I was wondering if you still have a property to sell. I'm guessing you don't, but I thought I should ask because you don't want to keep getting my emails if you don't.

My gut is telling me that you've either sold, decided to keep it, or have just been so busy that you haven't given it much thought. But if you'd like an offer, I'm happy to give you one now.

Don't hesitate to call or email.
phone # (248) 820-5060
Email: info@usaportfoliore.com

After that, you can decide if we should take a next step of some kind or not. It's up to you.

[SIGNATURE]

P.S. Why not just list with a realtor?

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Day 395: Distressed Seller Email #26

SUBJECT LINE: If you change your mind about your property

[NAME],

"The transaction went effortlessly and smoothly. Your Company was straightforward and professional in your dealing with us. You can use this as a recommendation to prospective customers whom would like to sell a house quick and effortlessly." – Debbie

If you change your mind about a property, we would love the chance to purchase it. If you've already sold, ruled us out as an option, or changed your mind, that's ok. No biggie.

But, please don't forget that we buy homes any condition, any time, from anyone. If you fit that criteria, we'd love to give you a cash offer. Take care.

If you change your mind, call for a free consultation.
phone # (248) 820-5060
Email: info@usaportfoliore.com

If we do business together some day, that's wonderful! If not, at least we tried.

[SIGNATURE]

P.S. How long have you been thinking about selling?

P.P.S. If you want, you can find more information about us at www.usaportfoliore.com.

Lost Deal Autoresponder Series

Day 1: Lost Deal Autoresponder #1

Subject: A Sincere Thank You

[NAME],

First of all, we want to thank you sincerely for the chance to earn your business and buy your house. It truly means A LOT to us.

As time passes, if any questions pop up or your curious about anything at all real estate related, we would be more than happy to answer your questions or help with anything you need.

Call or email and we will give it a go. Think of it as a "thank you" for giving us a shot. We hope you consider your experience with us as pleasant and valuable.

If we hear from you again some day, we will help. If not, that's even better because you means you accomplished exactly what you wanted to. We consider that a big win, whether you sold to us or not.

P.S. If you know anyone else looking to sell a home, let us know and we will make it worth your while and be sure to take just as good care of them as we did with you.

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Day 7: Lost Deal Autoresponder #2

Subject: Red Flags

[NAME],

I hope all is well in your world and that everything is going as smoothly as it could be with the sale of your property.

I'm 99.99% sure that everything from here going forward will be smooth sailing, but there are a few red flags you might want to watch out for...they could make life a bit of a pain for you if you see them.

If there are tons of "inspectors" or others being paraded through your home by another investor, call us. If dates and schedules are getting pushed back, call us. If you haven't seen "proof of funds", call us. If you're just not "feeling right" about something, call us. We will help.

We feel it's our duty and obligation to help all that have considered us to get to where they want to go whether or not they sold to us. It's how we got the stellar reputation we have. If we don't hear from you, that's ok too...it means everything is going as good as can be. :)

P.S. If you feel like there have been some "red flags", give us a call ASAP.

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Day 15: Lost Deal Autoresponder #3

Subject: In case something happens

[NAME],

I was going through my files the other day and came across your property. I like it even more now than when I first came across it.

I've had three calls from others recently who have had a change of heart, a change of plans, or a change of circumstances. That's ok if that happens. We can help.

If anyone or anything throws a wrench into your home selling plans, give us a call and we will get it all straightened out.

But if everything goes exactly as planned, and you don't need us....that's the best possible scenario. If we don't hear from you, I'm happy because it means you're happy.

P.S. If something has changed, and we need to visit again in regard to your property, we are happy to.

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Day 30: Lost Deal Autoresponder #4

Subject: Your chance to be brutally honest

[NAME],

I was thinking about you and your property the other day. I was thinking your opinion on something would be really valuable.

It's one I'm kicking myself for not being able to buy.

My gut tells me I fell short somewhere...either our offer, our communication, maybe you just didn't feel comfortable for one reason or the other or timing just wasn't right. I want to give you permission to be 100% brutally honest with us. I promise it won't hurt my feelings.

Would you be willing to share what we could have done better or if there was any way we could have bought your property?

We want to get better at what we do and provide better solutions. Your feedback is the only way we can do that. Are you willing to share? If you are, please don't hold back. If not, no sweat. :) Hope you're doing well.

P.S. Thank you for sharing. Let me know if you'd like to chat again.

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Day 60: Lost Deal Autoresponder #5

Subject: Do you know Mary?

[NAME],

Hey friend!

I'm just kidding...you probably don't know Mary. But if you did, you'd know she was referred to us by someone we met with about buying their house a while back.

It made me wonder if you knew anyone who was trying to sell a house that needs some work, someone who is trying to get rid of a property because it's causing them grief or keeping them from something, or a land lord who is tired of land lording. If so, we might be able to help.

If you do, would you be willing to connect us? We will make it worth your while and their while...a win/win/win no matter what results. Thanks so much for everything.

We might end up buying their home...or maybe not. But you know by now that working with us is simple, easy and no pressure no matter what happens. Take care.

P.S. If there is any way you think we might be able to help you, let us know and we will give it a shot.

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Email/Voicemail

Dear Prospect,

It has been a little while since we last spoke about possibly buying your property. When we talked, you shared what you were looking to do and why it was important to you. Thank you for sharing those things with me. I've had a little trouble connecting with you again though. My guess is that I haven't heard from you for one of several reasons:

- (1) You won that big lottery recently and are living the high life on some tropical island somewhere.
- (2) You're up to your neck in work and you just haven't had a free minute to call me back. And, that's completely ok.
- (3) You have decided that selling right now is just no longer a priority for you.
- (4) I unknowingly did something that upset you or caused you to lose confidence in me and the help my company provides.

My big fear is that I've unknowingly done something to upset you. I was recently cleaning out my open files, and when I came across yours, I thought that I should probably close it, but I didn't want to do so without your permission.

If I don't hear from you by the end of the week, I'll assume the deal we have been discussing is dead.

If it's not dead, I would really appreciate a call or message back so that I know where we stand and what I need to do to get our discussions back on track.

Sincerely,

[Your name]

**Want To See How RealEstateInvestor.com Can Help
You Automate Your Sales Process?**

YES! Show Me How