

# Seller Call Script

Bird Dog Name: \_\_\_\_\_

Date of Contact: \_\_\_\_/\_\_\_\_/\_\_\_\_

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## **Seller Information:**

1. Who am I speaking with? (Owner of Property)

\_\_\_\_\_

2. What is the address of the property?

\_\_\_\_\_

3. What is the best phone number to call you? ( ) \_\_\_\_\_
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## **Property Information:**

4. Can you tell me about the house? How many bedrooms, bathrooms & condition?

\_\_\_\_\_

## **Price & Situation of Sale:**

5. Is the property vacant? Yes / No

6. Why are you selling? \_\_\_\_\_

**What is the bottom line number to get the deal done, if we pay cash, settle quickly, and buy "as is"? \$\_\_\_\_\_**

*NOTE: This next section is where the seller may get defensive, if they do, don't push them for any more info.*

7. What is the mortgage balance? \_\_\_\_\_

8. Are the house payments behind? Yes / No

9. How many payments? (if the payments are behind) \_\_\_\_\_

10. How much are the monthly payments with taxes? \_\_\_\_\_

11. If speaking with a landlord, ask him what the rent is/was? \_\_\_\_\_

12. Are there any other liens, if so how much? \_\_\_\_\_

(Gas, Water, Old Credit Card Debt, Taxes),

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Notes: \_\_\_\_\_

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