



## **SMS Message**

Need a way to up your seller lead game? Maybe a few key text messages that are perfectly timed will get results! Try some of the following messages for starters.

**Text #1:** Looking for feedback on the home report I sent you. If you have any questions, just call me.

**Text #2:** You want me to show you the money? What kind of money do you want to see on the sale of your home? I bet I can make it happen!

**Text #3:** Your valuation is my number one priority right now. Did you get the valuation I completed on your home?

**Text #4:** I gave you a home valuation based on current local and property tax research. If you have made any improvements to your home or property in the last four months, I can update your valuation to reflect a higher value. A higher value equals higher sale price!

**Text #5:** I know you just completed the auto-valuation form from my website, but I can give you a much better and more accurate value on your home if you answer a few questions. What kind of

flooring do you have in your home (e.g., carpeting, tile, wood, laminate, vinyl, etc.)?

**Text #6:**

Sometimes our "auto-valuator" presents homeowners with a home value that doesn't seem in line with what the homeowner thinks his or her home is worth. You just received a home valuation this way. Did it meet, exceed or disappoint your expectations?

**Text #7:** I want to give you the best value for your home and the most accurate value report. Can you give me an idea on a scale of 1-10 (with one being the worst and ten being the best) what condition you think your home is in?

**Text #8:** New features you have added to your property don't always increase the value. You might be surprised to learn that an inground pool doesn't increase your home's worth by much, but a brand new garage will increase the value. What outdoor property features are newer?

**Text #9:** Are you confused by the home value report you just received from my website? Contact me to find out why your report said your home was worth less than you probably expected...

**Text #10:** What's the oddest feature about your home? It may be the contributing factor to why you haven't been able to sell it. I can help put a new spin on everything from a toilet in the closet to a secret bunker in your backyard!

**Text #11:** Lot size and location are valuable to the valuation of your home. You can find your lot size on your city's property tax records website. Be sure to include the lot size for a better valuation report!

**Text #12:** Zoning for your property can change the value as well. If your property can be used for more than just residential, your property may have a much higher valuation than the one you just received. Let me know if your property is zoned for more than just single-family residential so I can adjust your valuation report accordingly.

**Text #13:** It's tricky to understand why your neighbor's home is worth more than yours when you think it shouldn't be. Provide me with as much detail as you can about your home and property so I can figure out why your home was valued much lower than your neighbor's. Then I can explain it to you.