Dear Seller:

I noticed you are For Sale By Owner. Maybe it will work for you? If so, I will be the first to congratulate you for beating the odds!

Even if it works, in the long run, you might end up wishing you had a nickel for every time a bogus "BUYER" called on your For Sale By Owner sign and asked to see the house on short notice. They think nothing of interrupting the life of a seller, when they actually have no way to buy a house in that price range. You'll know it when you meet them. Oh, they say nice things, and they like the decor, but they never make a fair offer. If you notice, they often avoid eye contact. They may even pay an unusual amount of attention to your possessions or family photos...

You might want another nickel for each time a "BUYER" promised a seller that they would come back with an offer as soon as they got a few things in order.... Finally, you could be wealthy indeed if you had a nickel for every time a "STEALER - DEALER" offered 80% of list price to somebody who was selling, "By Owner" in our town.

Has any of this happened to you? Tired of lookey lous, low ballers, and time wasters? Want it to stop? Maybe you want to short cut the process before it happens to you? Want to Fast Forward your sale and meet some Real Buyers who will pay fair market value? I can pay for the ads, wait by the phone, and pre-screen the buyers for you before showing the house. I get them to offer at least 10% more than they will offer you, and I only charge 5 - 7% for the help. I get them to start at an average of 90% of market value on opening offer and then negotiate on your behalf to an average of 97% of listing price. Sound good? Please call to discuss.

I REALLY want to help you sell and statistics say I can get Real Buyers to make better offers than they make to owners! Don't you owe it to yourself to at least investigate? I am as close as your phone!

Warm regards....

, Realtor