

THE TTP (TALK TO PEOPLE)
**COLD CALLING SCRIPT
FOR WHOLESALERS**



Wholesaling
Inc.

The cold calling script on the next page has generated millions of dollars in Wholesaling profits.

This is the exact same script that I use every single day in my own business...and it's the same script I give my coaching students in my [Talk To People \(TTP\)](#) cold calling program for real estate Wholesalers.

I've developed and refined the script over the course of about 1.2 million phone calls made to cold leads. It's been proven to work time and time again for Wholesalers in different cities and states all over the country.

The script is short and simple enough that just about anyone can learn to use it effectively if they practice. Every word is designed to be extremely efficient at filtering for motivated sellers... while setting you up to get a great price on the property.

When combined with a good list of leads to call, this script can be the most powerful weapon in your Wholesaling arsenal.

Use it wisely.

B. Daniels
Brent Daniels

P.S. If you're struggling to use the script effectively and need help - or if you have other questions about finding Wholesale deals through cold calling - you're invited to schedule a free call with me or a member of my team.

On the call, we'll talk about where you currently are in your Wholesaling journey, where you want to go, and how you can best implement cold calling to help you get there.

FULL DISCLOSURE: *If you're in a situation where we think you'd really benefit from the TTP program, we WILL invite you to join. (This is a business, after all.)*

Book A Call With Me

BOOK NOW!

Cold Calling Script

Hello, I am looking for (First Name Only)

This is (Your First Name) I know this call is out of the blue but.... I was calling about a property I believe you own on (Address)

I just wanted to see if you would consider an offer on your property there?

If “Yes”, or “How much will you give me?” answer:

Well... we purchase properties cash... we pay all the closing costs...there are no real estate commissions... and the best part is we buy them completely as-is so you don't have to put another cent into the property...so...for an offer like that...how much would you take?

Or

Ok great, my partner runs all the numbers... and condition of the home/unit is really important...have you done any major remodeling to the kitchen and bathrooms in the last 5 years?

If “No”:

I completely understand... do you have any other properties you would consider selling...maybe something that needs to be fully remodeled (or something that needs a little love)?

If “Yes/maybe in the future”:

Ok, great... should I call you back in a month? I am really looking for something that needs some love... have you done any major remodeling to the kitchen and bathrooms in the last 5 years? (this will open the conversation up for more “conditions of the home” questions)

Please save my name under (Your name) and Home Buyer in your phone in case anything changes.

If “How did you get my number?”:

I have a internet provider named lexis nexus that I send over addresses I am interested in.. and if they have the phone number they send it back...sometimes I get lucky.

If “Who are you?”:

I am a local real estate buyer looking to do tasteful remodels in the area.