



BEHOLD - The *PERFECT* “Come List Me” Seller Template :-)

Hey It's Josh Schoenly, co-founder of Client Alchemist & PipelinePagez. In this PDF report you'll a template & framework that you can use over & OVER again to attract “come list me” sellers to you using social media & email. On the next few pages you'll find the inspiration for this report, the framework to follow, 2 specific examples & even an email script you can literally swipe & deploy immediately...

Before we dig in, if you'd like to get our help with very specific step by step instructions on how to create the kind of campaigns you'll find in the coming pages you should [check out this video](#) & [get instant access to our Seller Referral Black Box training program RIGHT HERE](#).

Talk soon,

- Josh Schoenly

<http://ClientAlchemist.com/podcast> <- check out the “Client Alchemist Show”
<http://facebook.com/clientalchemist>

Scroll down for the good stuff :-)

To [TAKE ACTION & Get Access To The “Seller Referral Black Box” Training](#) At Our Ridiculously Affordable Introductory Price Just [CLICK HERE](#).



The inspiration for sharing this template with you. From one of our Client Alchemist PRO members Scott Henninger...

North GA Homes
February 20 at 11:15am · 🌐

Need your help. We took a listing in Ringgold last Wednesday. Under contract in less than 24 hours! Do you know of anyone thinking of selling? Need inventory; lots of buyers but no houses. If you or someone you know has thought about selling, please let us know. Perfect time - Call or text us at 423-827-8434 or email scott@ScottSellsGA.com

Scott & Janet Henninger with Keller Williams.
423-664-1900 (office)
Each KW office is independently owned & operated.

1,867 people reached

\$6.70 Left

Scott Henninger · Client Alchemist Connect
February 23 · 🌐

Still a bit early on to judge, but I've spent \$7.30 to boost this post. Had one seller message me (appointment set for next week) and another seller just email that wants to sell. I would normally consider this a high cost/lead when I'm driving traffic to a squeeze page, but I'm tickled pink to pay \$3.65 per lead for someone that is ready to list & isn't just wondering how much their home is worth.

Love Comment Share

6

View 2 more comments

Paul Levy Love it. I'll post today!
Unlike · Reply · 👍 1 · February 24 at 10:40am

Jacques Wurms Great ad, I will try also
Like · Reply · February 24 at 2:05pm

Jacques Wurms I am running this same Ad at the moment. it is costing \$0.21 per post engagement, while others cost only 0.03 give or take. Why is FB charging so much more for this one? I run video

Write a comment...

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“Come List Me” Template Example #1:

 **North GA Homes**
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“Come List Me” Template Example #2:



House-Connect
Published by Robert Di Lisi [?] · February 11 at 5:12pm · ✨

JUST SOLD - 8 Offers, 5,100 videos views, over 200 showings, Sold for \$71,000 over asking! Are you looking to get your property sold with IMMEDIATE exposure? Call/Text us today 416-937-2766 If you want more money, more viewings in less time. Let us show you our systemized process that gets homes sold!



270 people reached [Boost Post](#)

83 Views

[Like](#) [Comment](#) [Share](#)

House-Connect, Joe Di Millo, Sal Mallia, John Moncada and 2 others like this.

 Write a comment...  

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The 3 Step “Come List Me” Seller Framework: (As outlined in [this video](#))

- 1. Ask For Help**
- 2. Tell A Story**
- 3. Call To Action**

To create maximum leverage & maximum results you should email your entire email database, post on your business Facebook page (& your personal profile) and ideally follow the complete “action plan” that’s included in our [Seller Referral Black Box training program](#).

ALTERNATE Text/Copy Idea:

Need help. There is a shortage inventory of homes here in _____ area! Due to low interest rates, there are way too many buyers than homes to put them in. If you could get a great price would you interested in entertaining an offer? If you or anyone you know is looking to sell call us today.

“Come List Me” Seller email script:

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**Subject: Can you help us out?
Help! Please :-)
Interested?**

We could use your help...

Last Wednesday we took a listing in Ringgold...and it went under contract in less than 24 hours!

Do you know anyone who's thinking about selling?

We have lots of qualified buyers but no houses for them...

If you or someone you know has thought about selling please let us know...

You can call/text me at _____

Or just reply to this email.

Thanks in advance...

**- First Name
Signature File**

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Alright that's it...now go out there and take action!

And if you'd like our help with executing these ideas & implementing this strategy then you should definitely [grab your copy of the Seller Referral Black Box training right now, RIGHT HERE.](#)

See you on the other side ;-)

- Josh

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